













# Common Rd | Broadley Common, Nazeing | EN9 2DF

An individual five bedroom detached house built in the 1940's and set in the middle of a 1.13 Acre plot on the outskirts of Broadley Common and Nazeing Common with views to the rear over fields.

The accommodation in this property is ideal for a young fledgling family or a mature family unit. A large entrance hall gives access to the large reception hall which has a large antique fireplace and surround with doors leading off to the main reception rooms. The main living room has dual aspect windows overlooking the patio area to the side of the house and the front garden and has doors leading to a modern conservatory that also looks over the rear and side plot. The dining room which is part of the original house has dual aspect windows and a door leading through to the kitchen/breakfast room with its traditional kitchen units and granite work surface. Leading from the kitchen is a very large boot room/ utility room which has a cupboard housing the gas central heating boiler and has doors to the front and rear. A large downstairs cloakroom is ideally situated by the back door for when you are gardening. The last room to make mention of downstairs is the morning/ family room that faces east towards the sunrise.

Upstairs in this house there are five bedrooms a bathroom and shower room. Each of the aforementioned bedrooms has a view whether it faces north, west, south or east. The property has double glazing, gas central heating and mains drainage.

Externally there is a large driveway that flows over the relatively flat front garden towards the detached barn style double garage/ workshop and the parking area to the side. The rear garden has some large patio areas with a sunken water feature with a safety grate above, a raised mini orchard, willow tree, and summer house surrounded by lawns and hedges.

## NEAREST STATIONS

Roydon (2.4 mi) : Rye House (2.9 mi) : Broxbourne (3.0 mi)

Distances are straight line measurements from centre of postcode

## NEAREST STATIONS

Roydon (2.4 mi) : Broxbourne (3.0 mi) : Harlow Town (4.1 mi)

Distances are straight line measurements from centre of postcode

## NEAREST TUBE STATION

Epping (6.0 miles)





- Detached House
- 5 Bedrooms
- 2 Bathrooms & Cloakroom
- 4/5 Reception Rooms
- Detached Double Garage
- Large Plot 1.13 acres
- Chain Free Sale
- Gas Central Heating
- Mains Drainage







**Disclaimers:** 1. In-line with money laundering regulations (MLR), purchasers will be asked to produce identification documentation. 2. These particulars do not constitute part or all of an offer or contract. 3. Measurements on any of our documentation is supplied for guidance only; as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. The property - The agency has not tested; any apparatus, equipment, fixtures or services. It is in the buyer's interest to check the working condition of the aforementioned. Nothing concerning the type of construction or condition of the structure is implied from the agents' photographs. 5. EPC information - is available upon request. 6. We are not able to offer opinion, either written or verbal on the content of reports. This must be obtained from your legal representative, or relevant qualified professional. 7. Whilst care is taken in the preparation of our information, a buyer should ensure that their legal representative confirms as soon as possible all matters relating to; The title including the extent and boundaries of the property and other important matters before exchange of contracts. All interested party/parties should inspect the property prior to exchange of contracts.

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  2
  4
  D

Tenure: Freehold  
 Council: Epping Forest Council  
 Tax Band: G





















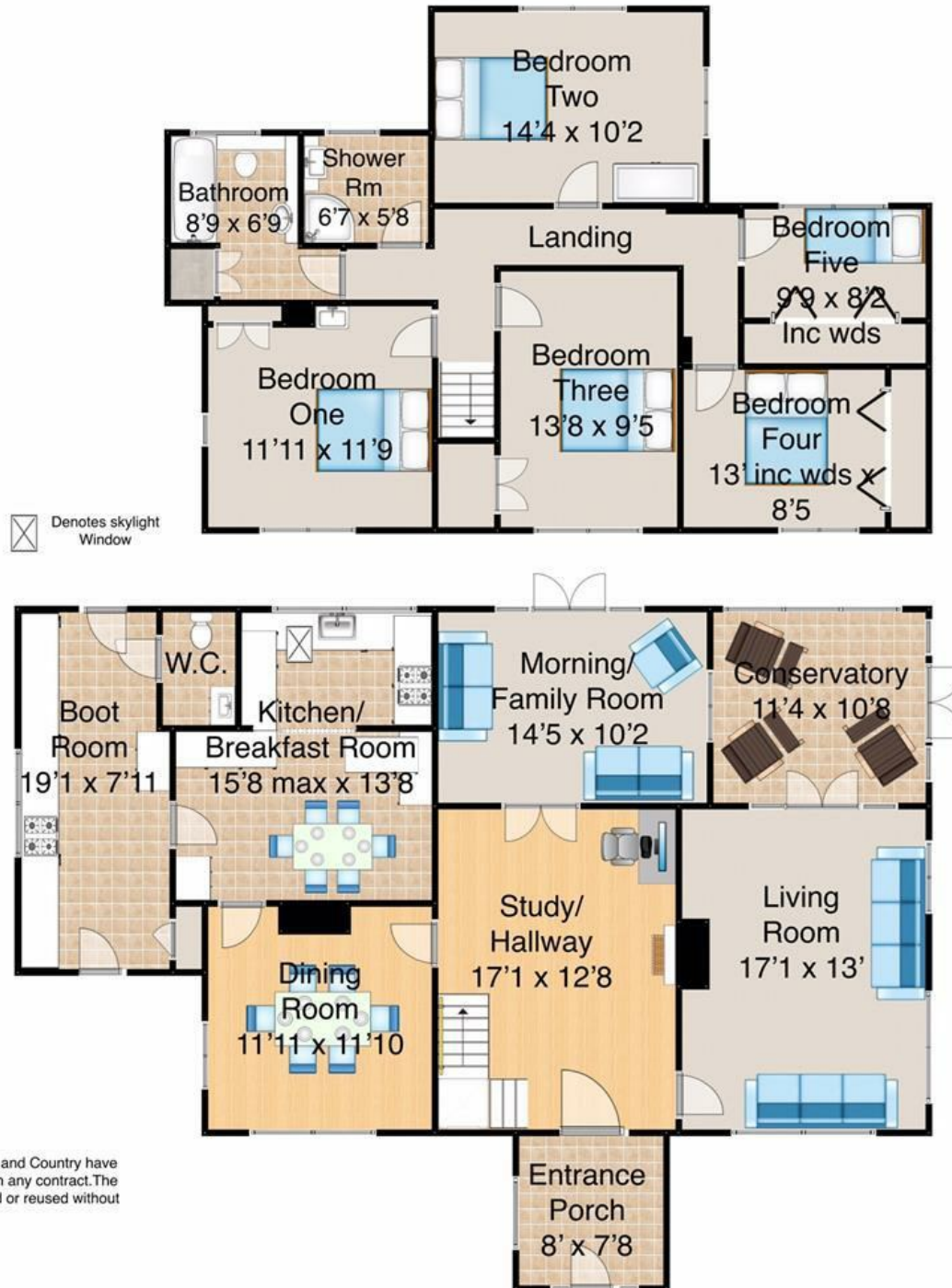


Common Road  
Broadley Common  
Nazeing



TOTAL HOUSE & GARAGE APPROX SQ FT 2480  
GARAGE APPROX. SQ FT 406  
HOUSE APPROX. SQ FT 2074

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