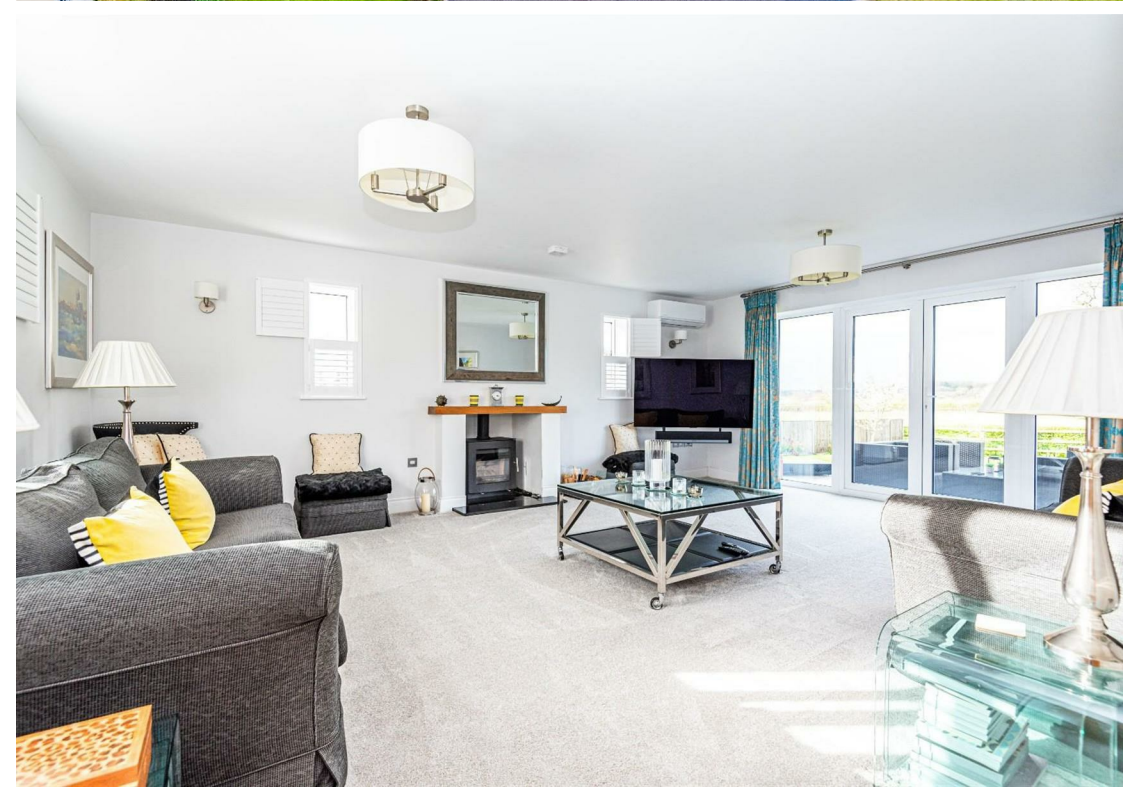
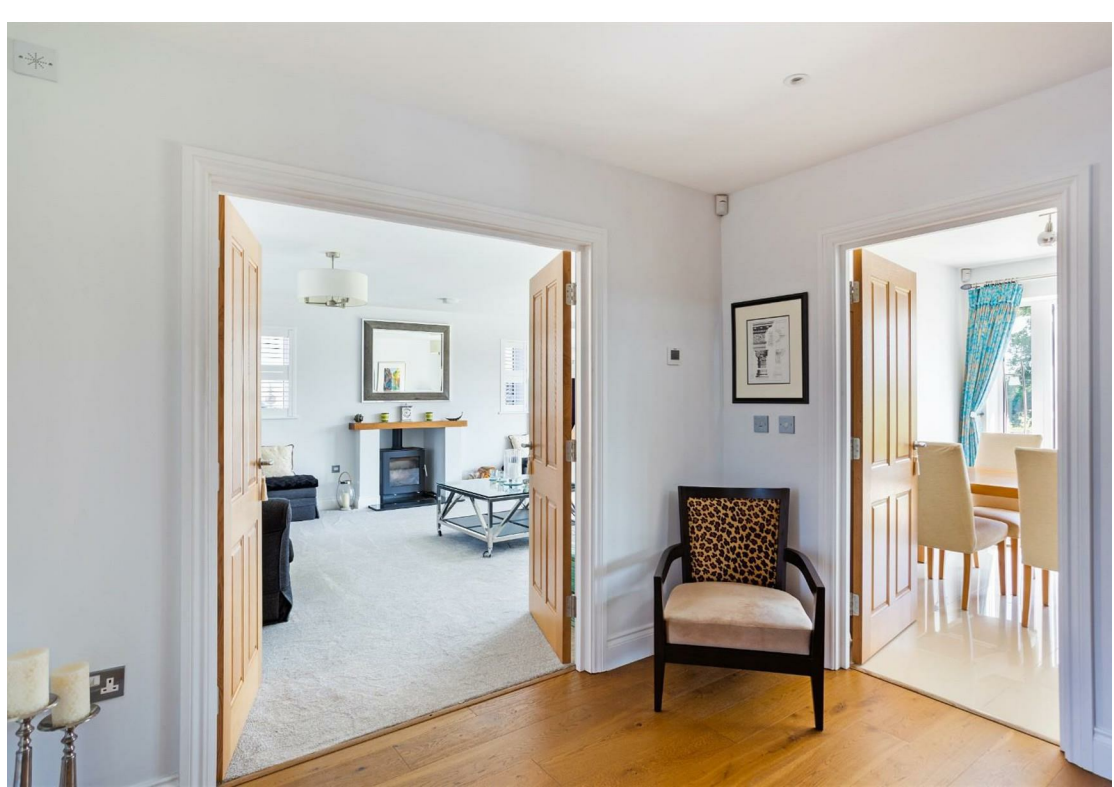




FINE & COUNTRY

Oak Tree Close | Bumbles Green, Nazeing | EN9 2BP |





Oak Tree Close | Bumbles Green, Nazeing | EN9 2BP

An attractive bright and modern executive Four Double Bedroom detached house on a small private development of just 4 houses with stunning views and an extensive plot built to an exacting standard by a local independent builder four years ago, and further enhanced by the current owners in a Private Road set back off the prestigious, high value, Middle Street located within the popular hamlet of Bumbles Green, on the Hertfordshire/ Essex border. The property was built to the latest high standards of energy efficiency including triple glazing, a high level of insulation, and under floor central heating powered by an energy efficient and environmentally friendly air source heat pump that helps to reduce energy costs and provide the Energy Performance Certificate 'B' rating.

The accommodation comprises a central hallway with an oak and glass finished balustrade to the first floor, downstairs cloakroom, double doors lead to a bright and spacious living room that has the benefit of a log burning stove and cool/warm air conditioning unit, and triple aspect windows with large double opening doors to the well-kept landscaped garden with stunning views to fields & paddocks, Nazeing Golf Course and Nazeing Common. The kitchen/dining room also benefits from these far-reaching views. The luxury modern shaker style kitchen area has an extensive range of base and wall units with fitted appliances including induction hob, dual ovens, warming drawer, two fridge freezers and a pull-out larder plus a separate utility room with outside access. A good size dual aspect second reception room provides a sitting / family room.

Upstairs the property has a bright and airy landing with access to the large fully boarded loft. The large principal bedroom suite and bedroom 3 both enjoy the magnificent panoramic rear views of open fields and hills, expansive skies, stunning sunrises/sunsets and a variety of wildlife (birds of prey/deer/horses). The main bedroom has a cool/heat air conditioning unit and an en-suite shower room. All bedrooms have well-appointed fitted wardrobes with extensive storage. The family bath/shower room includes a bath and separate shower.

There are fitted wooden shutters and oak doors throughout, and fibre to the property internet connection.

To the front the property is set back far from the road and has a beautifully kept lawn with fruit trees, surrounded by well stocked borders. There is large driveway with parking for 7/8 cars and access to a large garage/workshop with power and light. The good size, easy to maintain well-kept landscaped rear garden with all round mains powered lighting offers open views of the fields and hills beyond. An expansive patio offers great entertaining possibilities and also benefits from light and power and a shed/workshop. The private road has extensive grounds, with its own wood, orchard and bin store. There is a small residents levy of £250 per annum towards the upkeep of the communal areas. Bumbles Green is a small hamlet outside the larger village of Nazeing but still boasts a popular restaurant and Nazeing Golf Club which are within walking distance. Nazeing village has a range of shops for all your needs, a primary school, doctors' surgery and a pub. It is a peaceful but very well-connected location.

Broxbourne with its good choice of restaurants and shops is a very short drive away. Broxbourne Station -only about 7 minutes by car- has a fast and frequent direct rail service to London's Liverpool Street Station, Stratford, Bishops Stortford, Stansted Airport and Cambridge- you can also pick up the Victoria Line underground at Tottenham Hale in as little as 13 mins. while the journey into Liverpool Street can take as little as 23 minutes. The property is ideally situated for road travel to the A10 or M11 that connect to the M25 and all major road networks. The shopping at Brookfield Farm and Epping are only short drives away.

Services Connected:





The property benefits from mains water, gas, electric, drainage and direct to the property high speed fibre optic broadband • Cat 5 cabling • Remaining 6 year's builder's warranty • Modern Detached Executive House • 4 Double Bedrooms • 2 Bathrooms & a Cloakroom • Modern Kitchen/ Dining Room • Energy efficient Air Source Heat Pump and triple glazing • Air Conditioning to Two Rooms • Stunning Views Of Open Countryside • Garage/ Workshop + extensive Parking • Fully boarded large loft.

- Modern Detached House
- 2 Bathrooms & a Cloakroom
- Modern Air Source Heat Pump
- 4 Double Bedrooms
- Modern Kitchen/ Dining Room
- Air Conditioning to Two Rooms
- Views Of Open CountrySide
- Garage/ Workshop + Parking
- Remainder of Builders Warranty





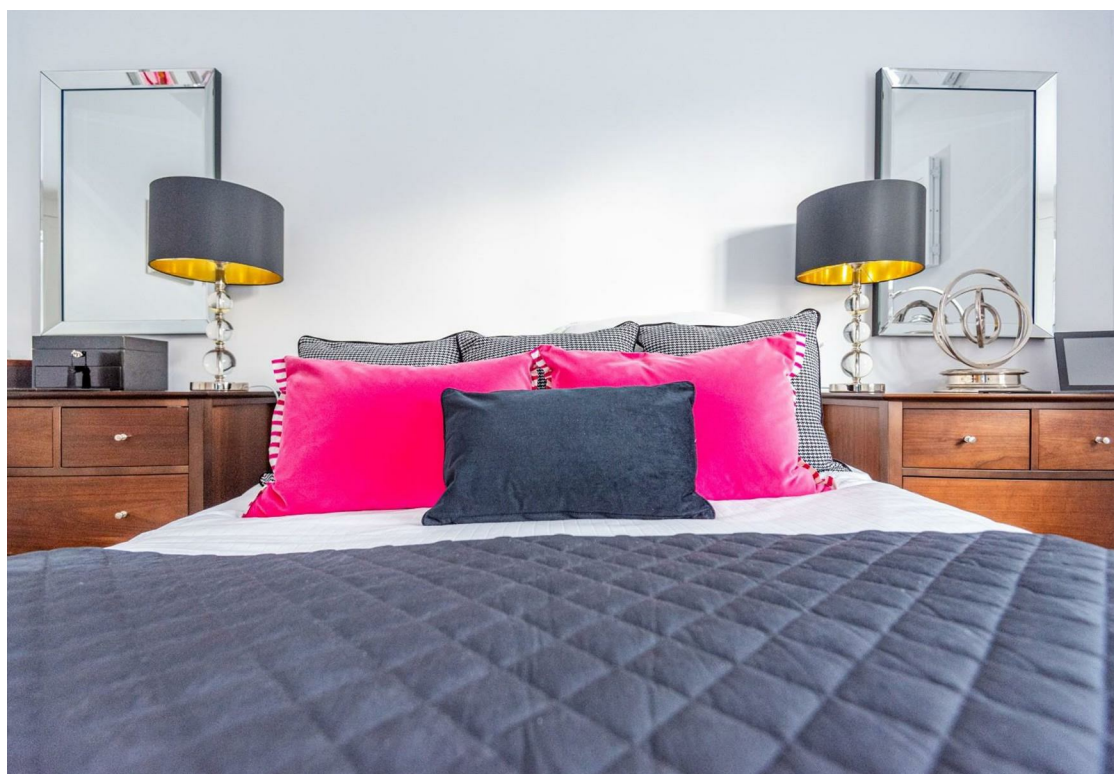
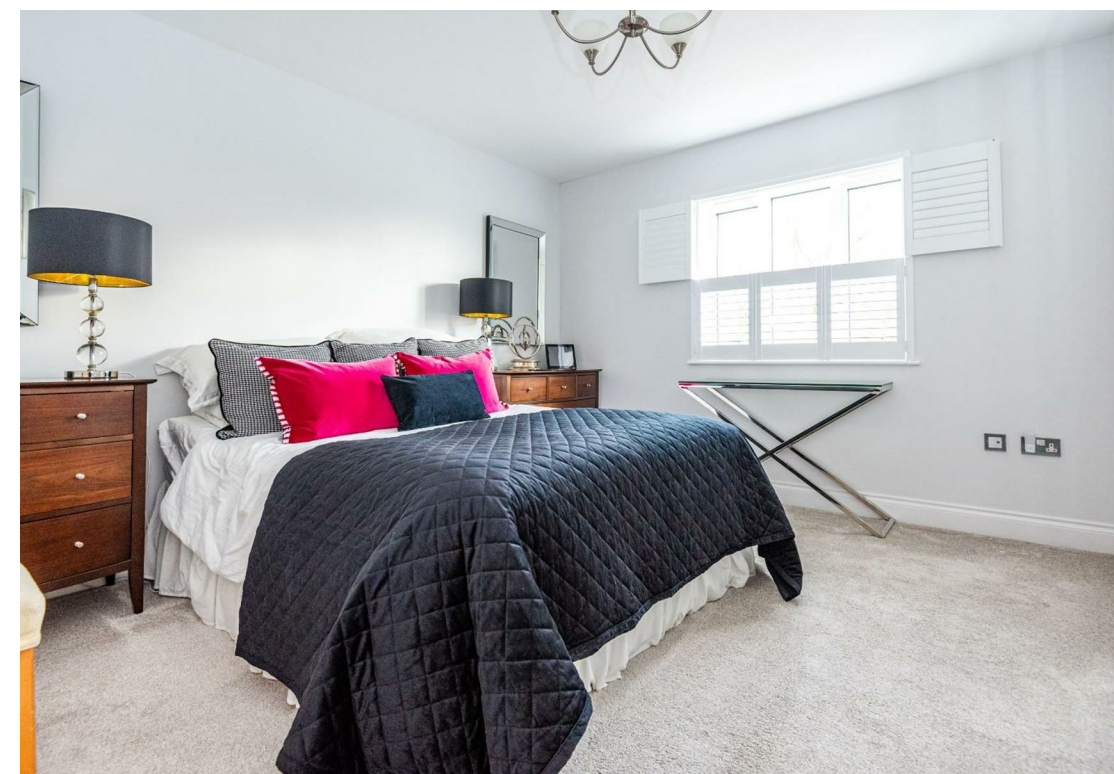
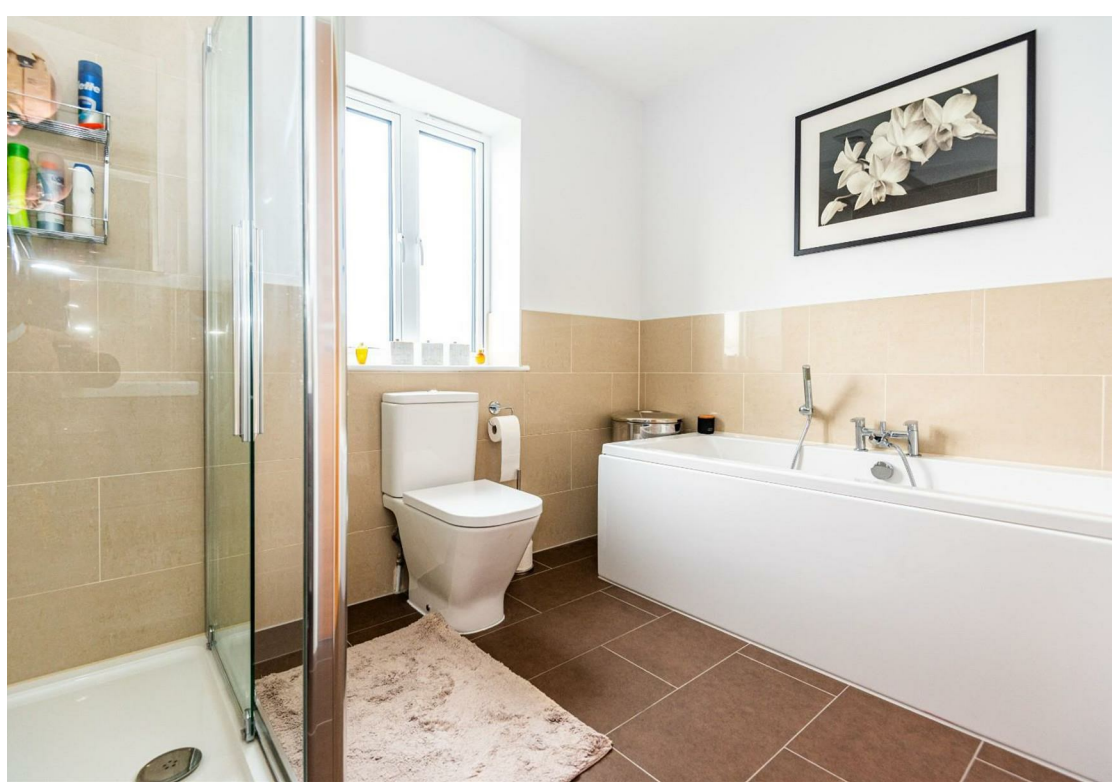
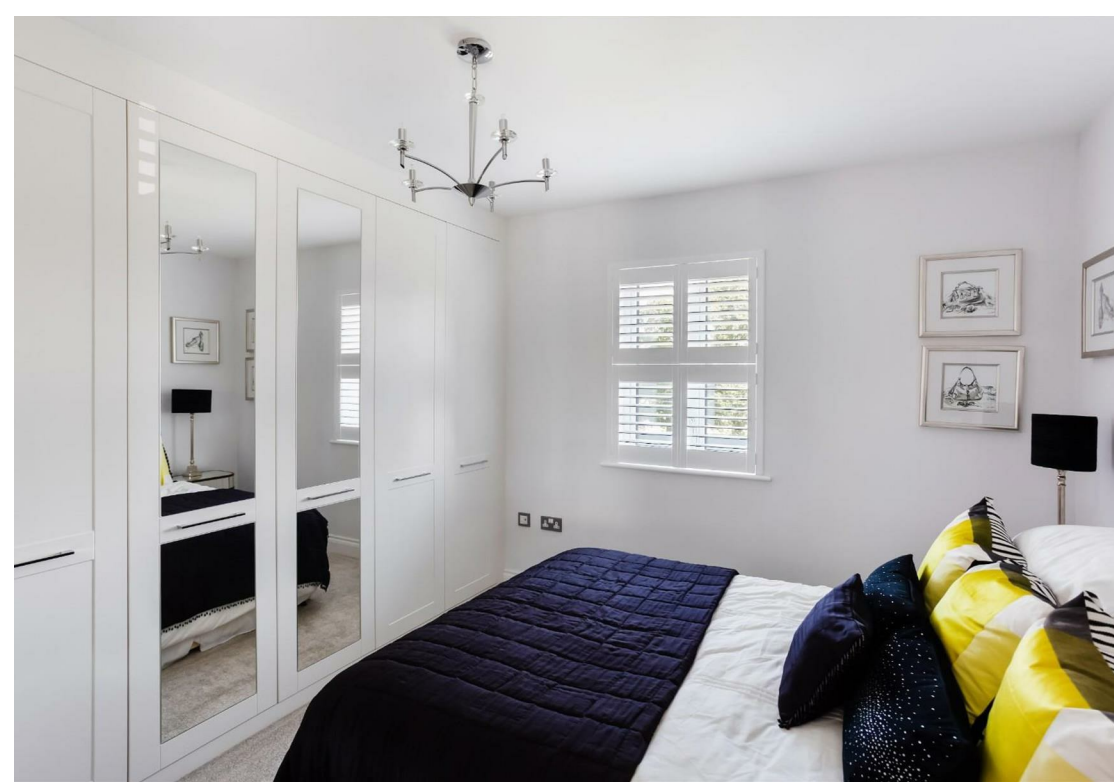
Disclaimers: 1. In-line with money laundering regulations (MLR), purchasers will be asked to produce identification documentation. 2. These particulars do not constitute part or all of an offer or contract. 3. Measurements on any of our documentation is supplied for guidance only; as such must be considered 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.

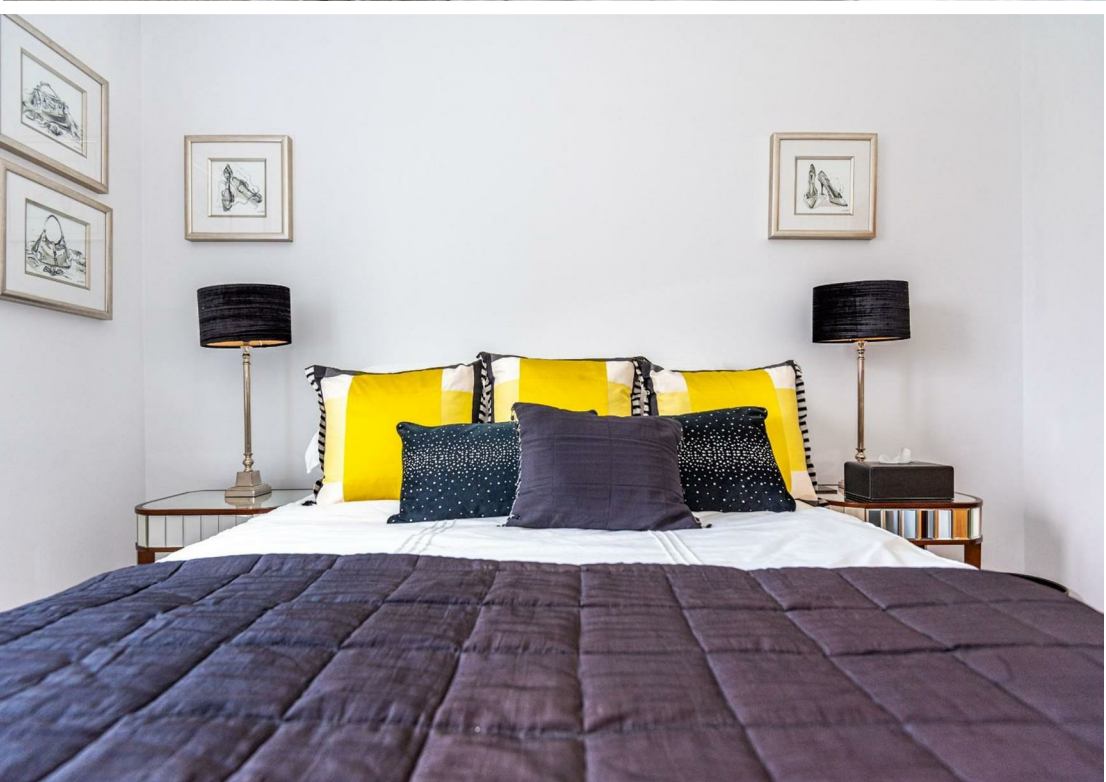
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Tenure: Freehold
 Council: Epping Borough Council
 Tax Band: G



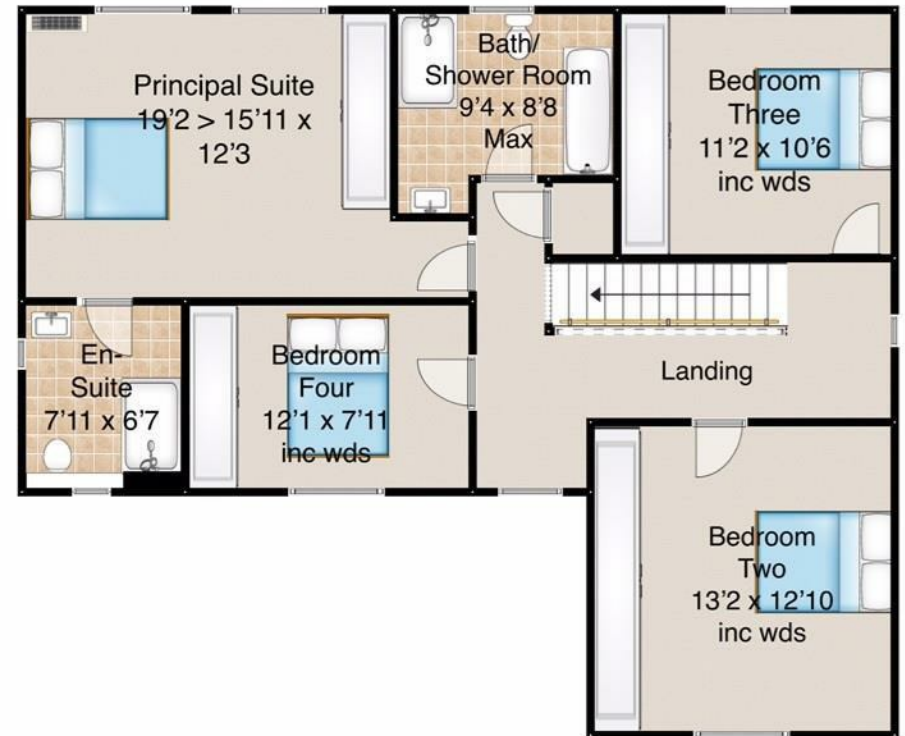








Oak Tree Close, Bumbles Green, Nazeing



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