



**Crooked Way, Nazeing, Waltham Abbey EN9 2LE**

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## Crooked Way, Nazeing Waltham Abbey

William H Brown are delighted to bring to the market this charming chain free four bedroom detached family home situated in the heart of popular Nazeing, it comes with its own self contained annexe and a double garage. An early viewing is a must!

### Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

### Accommodation Comprises Of:

#### Entrance Hall

Storage cupboard.

#### Cloakroom

Double glazed window to side aspect, wc, tiled floor, wash hand basin.

#### Lounge

20' 8" x 12' 5" ( 6.30m x 3.78m )

Two double glazed windows to front aspect, two radiators.

#### Kitchen / Diner

20' 8" x 9' 11" ( 6.30m x 3.02m )

A range of wall and base units with complimenting worktops, integrated oven, radiator, part tiled walls, double glazed window to rear aspect, double glazed door

to rear aspect.

#### Landing

Double glazed window to side aspect, radiator, access to the loft.

#### Bedroom 1

13' 7" x 12' 3" ( 4.14m x 3.73m )

Double glazed window to front aspect, fitted wardrobes, radiator.

#### En-Suite

Double glazed window to side aspect, tiled floor, tiled walls, wc, wash hand basin, shower cubicle.

#### Bedroom 2

13' 7" x 7' ( 4.14m x 2.13m )

Double glazed window to front aspect, radiator.

#### Bedroom 3

11' 7" x 10' ( 3.53m x 3.05m )

Double glazed window to rear aspect, radiator.

#### Bedroom 4

10' 1" x 8' 11" ( 3.07m x 2.72m )

Double glazed window to rear aspect,

#### Exterior

#### Front Garden

To the front of the property is a driveway, lawn area.

#### Rear Garden

To the rear of the property is a lawn area, double garage.

#### Outbuilding

21' 10" x 14' 9" ( 6.65m x 4.50m )

Double glazed window to front aspect, laminate floor.

#### Kitchen Area

9' 9" x 6' 6" ( 2.97m x 1.98m )

Tiled floor, a range of wall and base units with complimenting worktops, radiator.

#### En-Suite

Double glazed window to front aspect, tiled floor, part tiled walls, shower cubicle, wc.





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## Crooked Way, Nazeing Waltham Abbey

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Detached family home
- Double garage and drive

Tenure: Freehold EPC Rating: D

Council Tax Band: F

guide price

**£600,000**



Total floor area 195.9 m<sup>2</sup> (2,108 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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Property Ref:

BRX109477 - 0008

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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