



9, Whitehall Close, Nazeing

EN9 2PY

Asking Price £750,000



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## 9 Whitehall Close, Nazeing, Essex, EN9 2PY

\*\*\*\*CHAIN FREE\*\*\*\* A beautifully presented four bedroom detached family home located in quiet cul-de-sac location. The property has been modernised and comprises of 1484 sq ft of accommodation. Arranged over two levels, on the ground floor there is a large entrance hallway, ground floor cloakroom, study, 24' lounge leading to dining area and kitchen/diner. On the first floor, there are four good size bedrooms and family bathroom. The master bedroom has its own 14' terrace. Externally, there is off street parking and a garage. The rear garden has been landscaped and includes a heated swimming pool, mainly decking with a shed to rear. Call to view - Keys held.

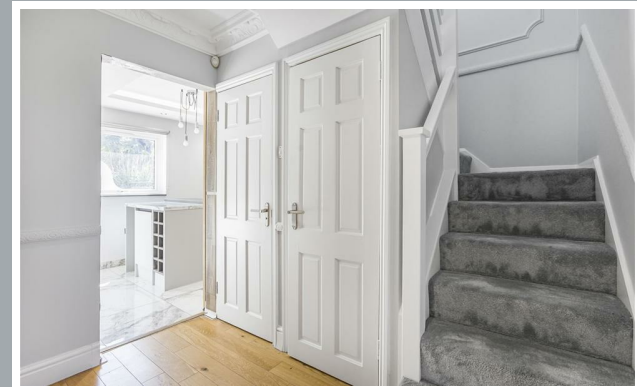
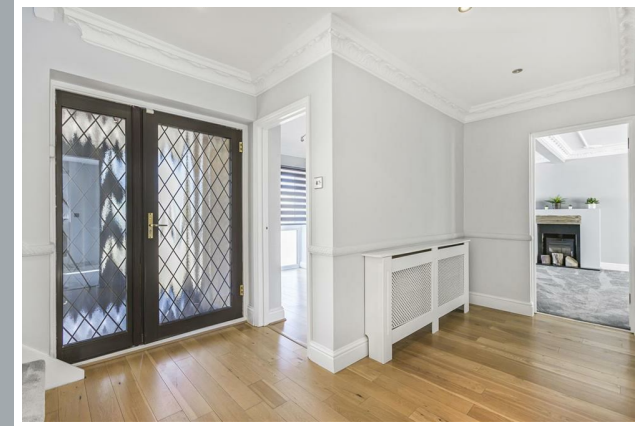
The property is located towards the edge of Nazeing village, popular with commuters due to its proximity to Broxbourne train station. The village offers good local amenities, with lovely country walks on the door step and is approximately four miles north of Waltham Abbey and one mile south west of Harlow, and bounded on the west by the River Lea. Broxbourne Mainline Station 1.9 miles (from 27 minutes to London Liverpool Street), M11 (Junction 7) 7.6 miles, M25 (Junction 26) 7 miles. All distances and times are approximate.



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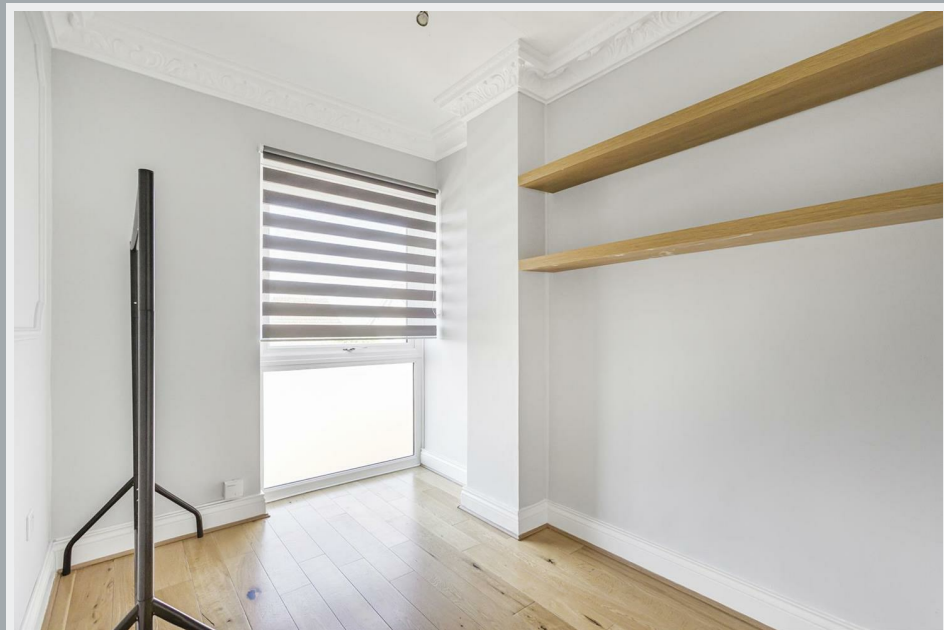
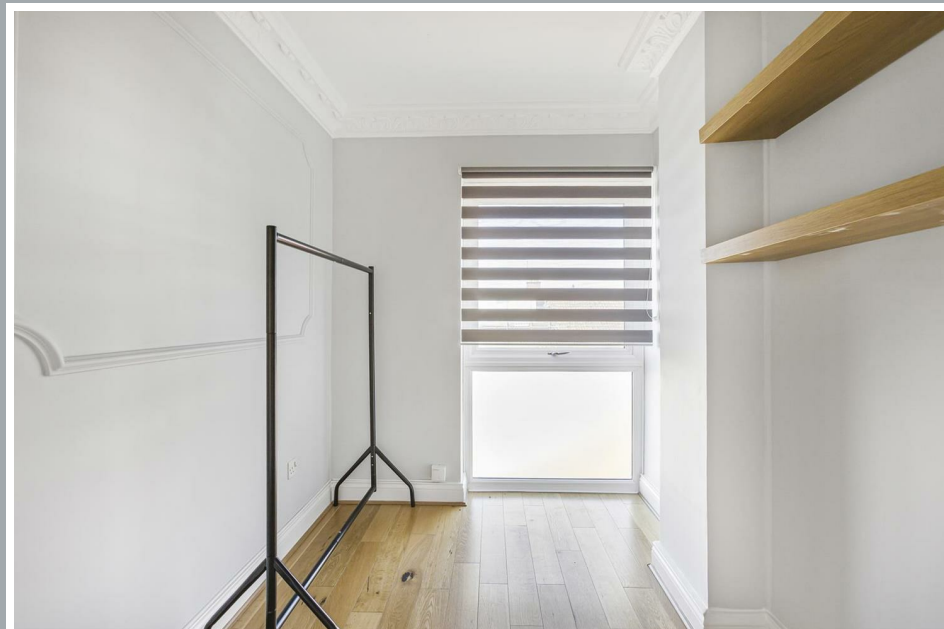


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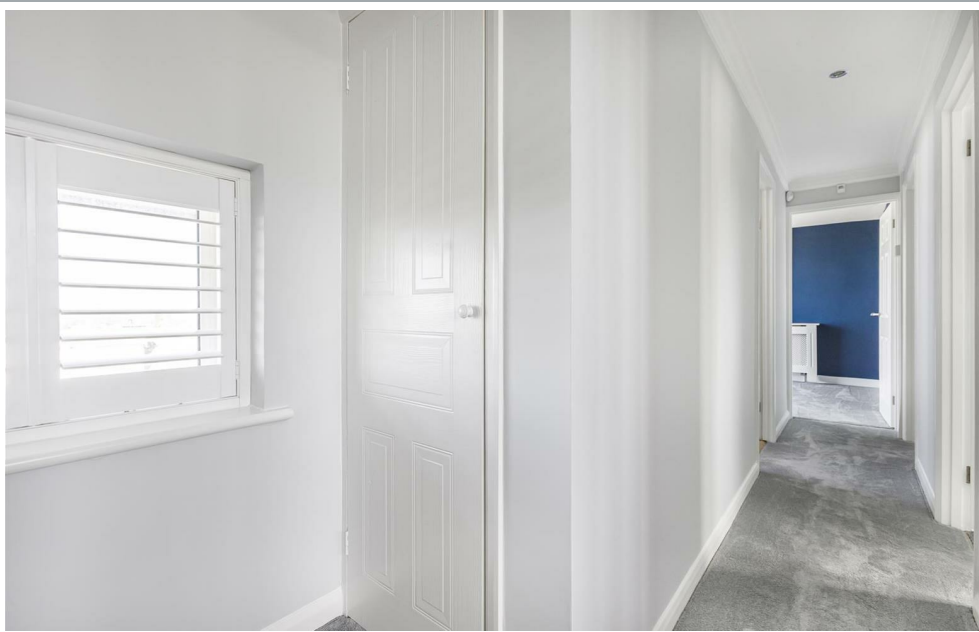
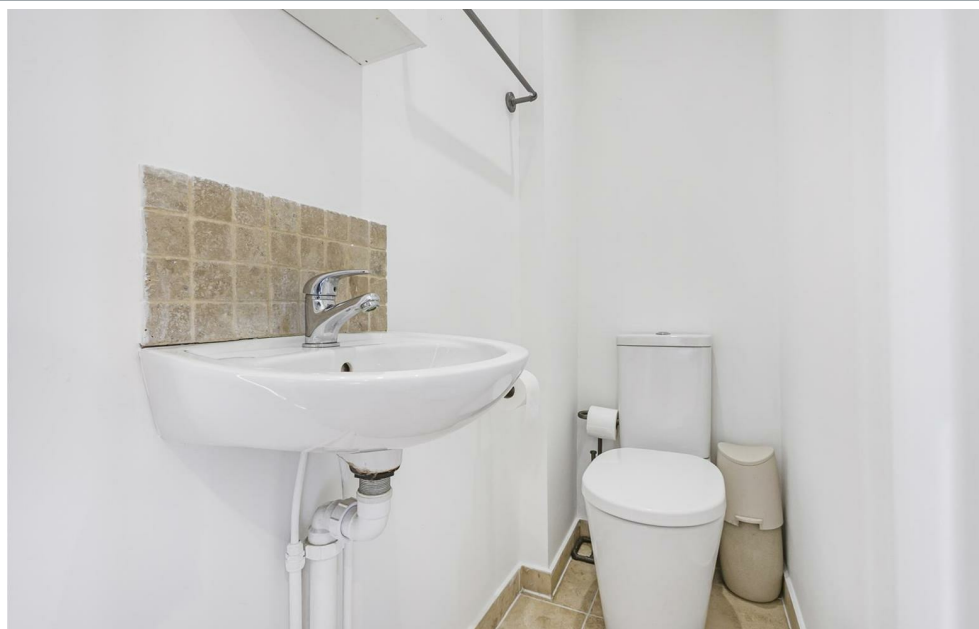


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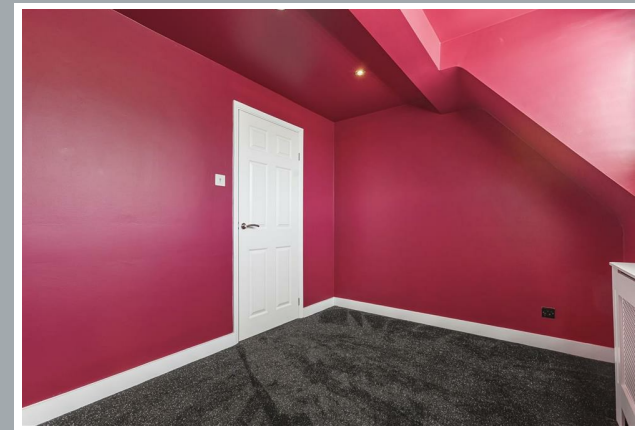




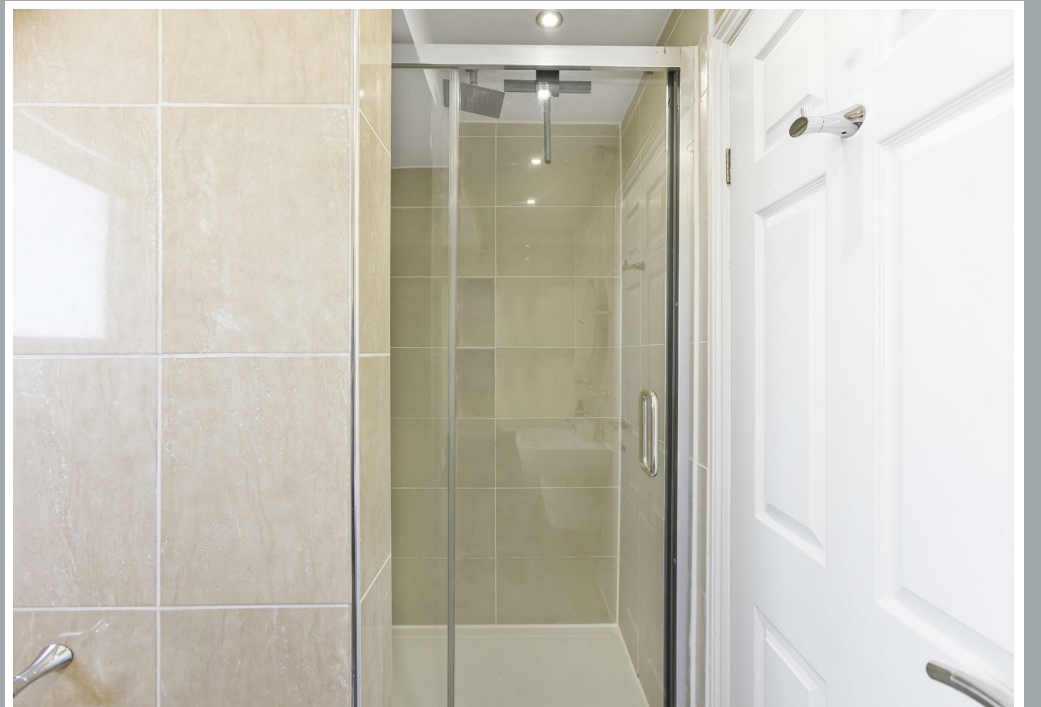
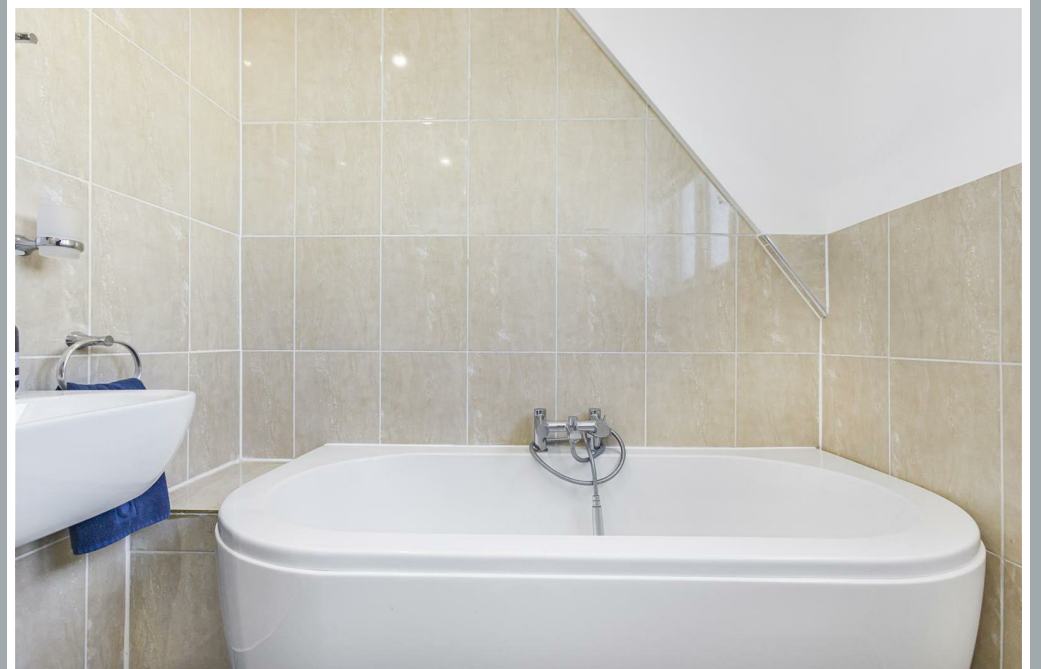
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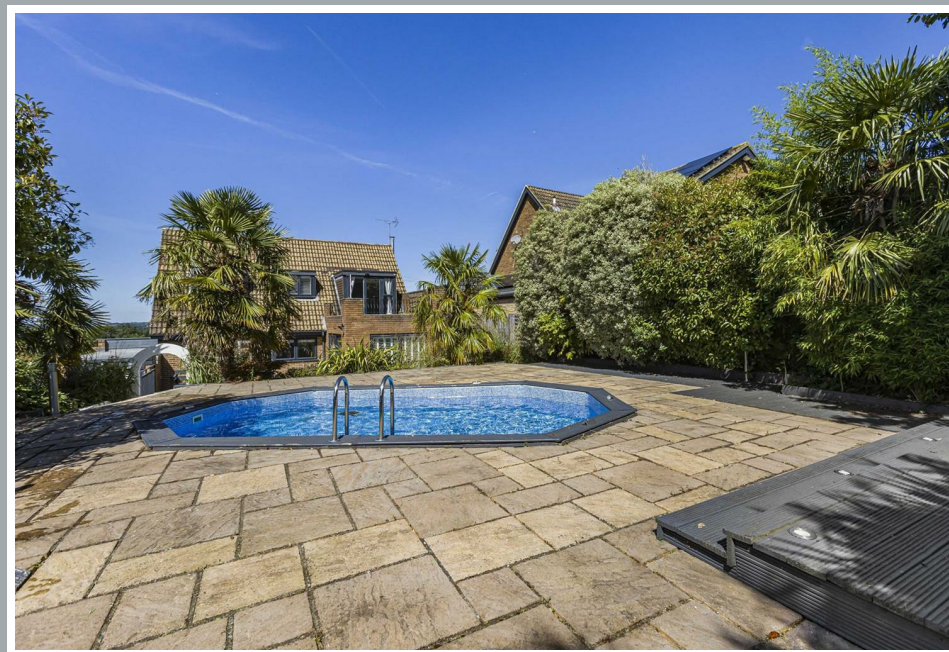


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**Approximate Gross Internal Area 1484 sq ft - 138 sq m  
(Excluding Garage)**

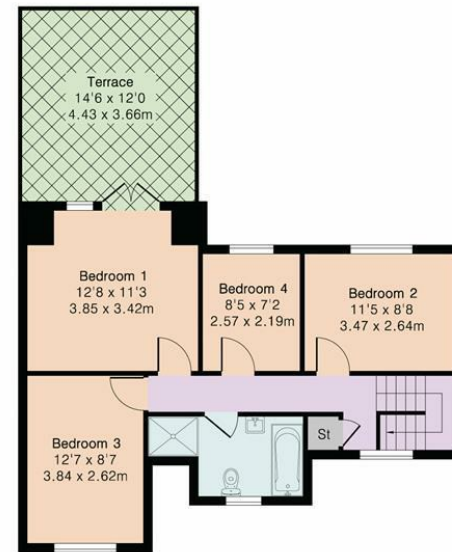
Ground Floor Area 895 sq ft – 83 sq m

First Floor Area 589 sq ft – 55 sq m

Garage Area 156 sq ft – 14 sq m



Ground Floor



First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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