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St. Leonards Road, Nazeing EN9 2HJ



£599,995 Freehold



The Cherries is a well-presented and thoughtfully extended semi-detached 3/4 bedroom chalet house, offering flexible and modern living accommodation.

The main feature of the ground floor is the open-plan Kitchen/Diner/Family Room, which has been improved in recent years and includes underfloor heating, fitted Neff appliances, roof lanterns and bi-fold doors opening onto the patio. There is also a versatile additional room which could be used as a fourth bedroom, games room, study or playroom, together with a ground floor cloakroom/WC.

Upstairs are three double bedrooms, all benefiting from air conditioning. The master bedroom also features a walk-in wardrobe and re-fitted en-suite shower room.

Outside, the property has an approximately 80-foot west-facing rear garden with a large patio and BBQ area, complete with a retractable electric awning. A detached timber outbuilding provides useful storage as well as a separate space currently used as a gym, studio and private cinema room.

Located on St Leonards Road in the heart of Nazeing, the property is within easy walking distance of Nazeing Primary School and the local parade of shops. The area offers a village setting with a range of everyday amenities close by.

Call Kings Group today on 01992 652006 to arrange your viewing.

HALL

LIVING ROOM 12'7 x 12'6

DINING ROOM 21'5 x 11'8

KITCHEN 12'0 x 8'7

GROUND FLOOR CLOAKROOM

LANDING

BEDROOM 12'2 x 11'8

ENSUITE SHOWER ROOM

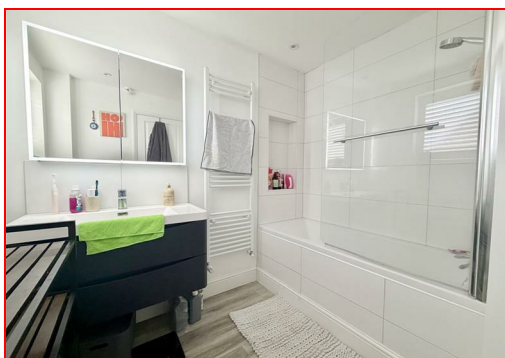
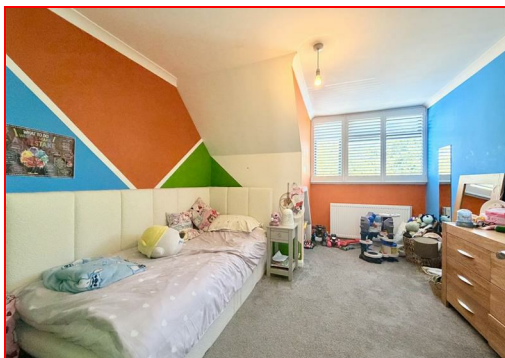
BEDROOM 12'8 x 10'1

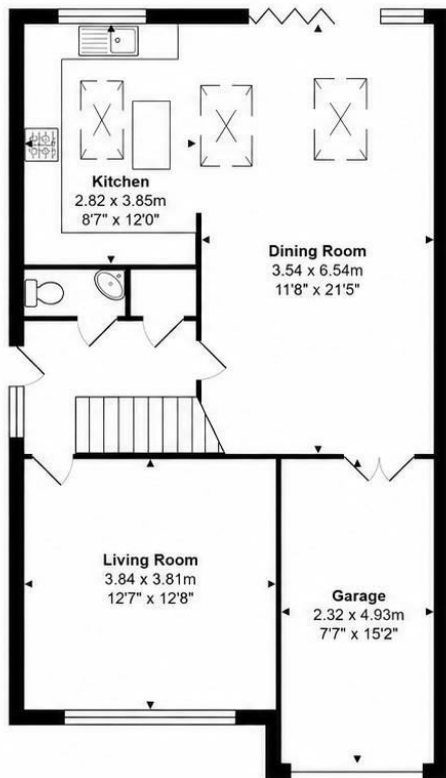
BEDROOM 12'8 x 9'6

BATHROOM

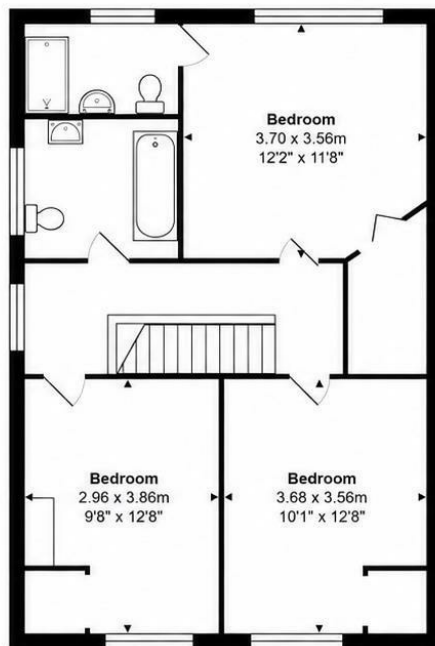
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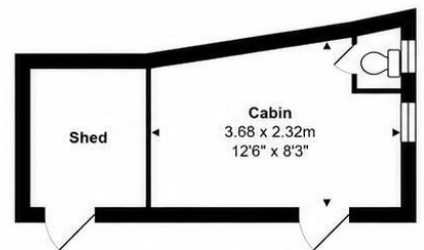




Ground Floor
Area: 67.0 m² ... 722 ft²



First Floor
Area: 56.7 m² ... 610 ft²

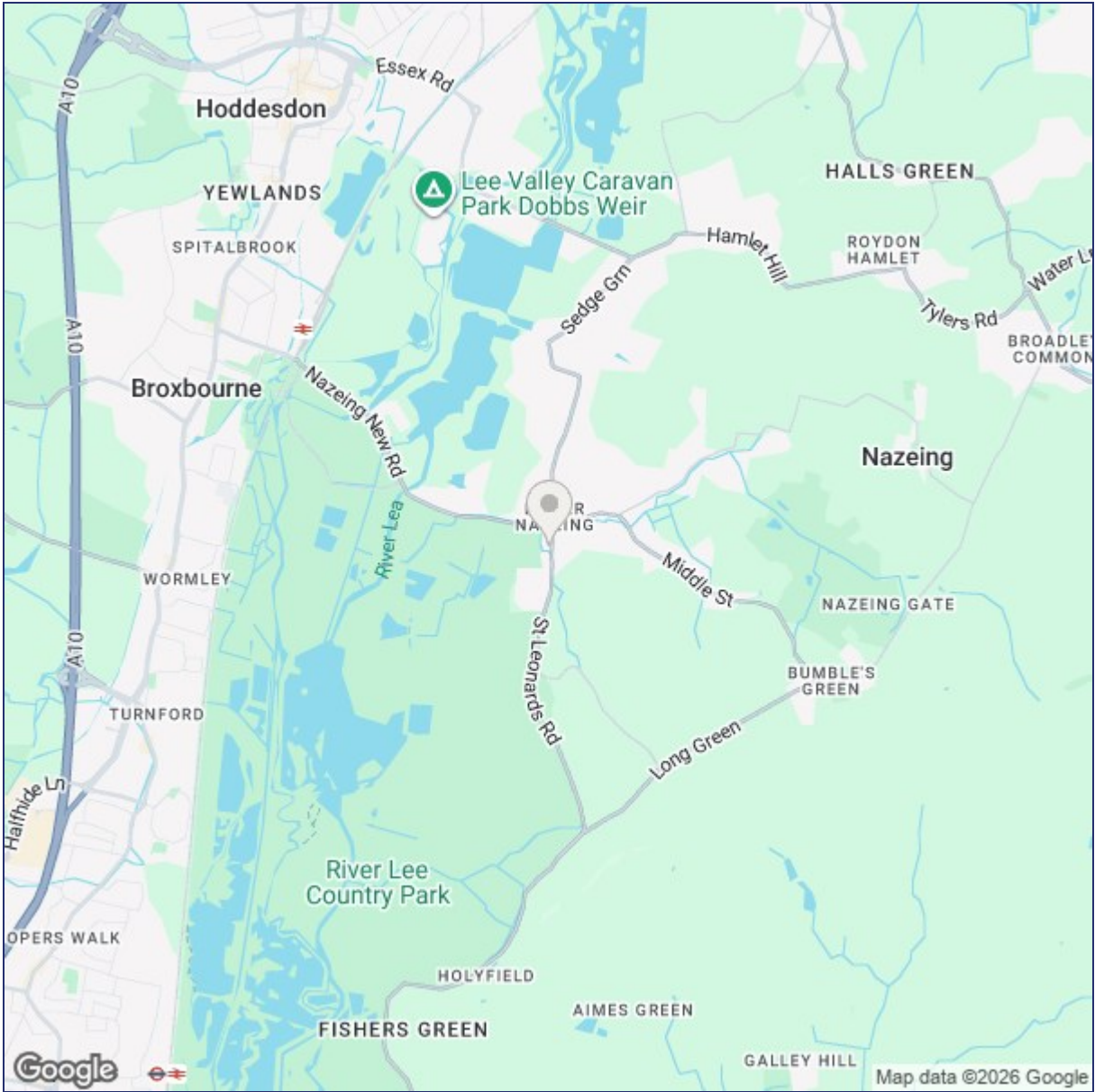


Outbuilding
Area: 13.0 m² ... 140 ft²

Total Area: 136.7 m² ... 1471 ft²

THE FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND IS NOT TO SCALE.
Measurements and features are approximate and may differ from the actual property. Verify all details independently, no liability is accepted for errors or omissions.

Property marketing provided by www.fotomarketing.co.uk



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
Current			Current		
Potential			Current		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		
England & Wales			England & Wales		

(“These details are correct at time of going to press”).

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