



Shepherds
Property Sales & Lettings

Pecks Hill | Nazeing | EN9 2NX | £825,000





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A generously proportioned Four Double Bedroom Detached house enviably located with rear distant views over the Lea Valley and located on a approximate 0.23 Acre westerly aspect plot. Set back off Pecks Hill and offering great potential for extension and loft conversion (STPP). There is ample recently refurbished parking for several cars to the front, and an integral Garage.

The accommodation offers: Entrance porch, large reception hall with stairs to the first floor, spacious living room that is open plan to a good size dining room with UPVC double glazed doors over looking rear patio and garden. The kitchen breakfast room also looks out onto the rear garden and swimming pool and is enhanced with utility room and a downstairs cloakroom. Upstairs the main bedroom has built in wardrobes and en-suite shower room, the three other double bedrooms have built in wardrobes and there is a modern family bathroom with a lovely soaker bathtub.

The westerly aspect rear garden has a large a heated swimming pool with a decked surround and steps down to the large lawn ideal for family and entertaining friends and guests and as mentioned attractive views over the Lea Valley.

Nazeing is a popular village with a good selection of local shops and fantastic walks through Lea Valley Regional Park. Broxbourne over ground railway station is within reach offering frequent speedy rail service into London Liverpool Street or Stratford International station both via Tottenham Hale with access to Victoria line Tube services and connections across London.

- Detached House
- 4 Double Bedrooms
- 2 Reception Rooms
- Garage & Driveway
- Swimming Pool & Jacuzzi
- Large Rear Garden
- Kitchen & Laundry Room
- Potential to Extend STPP
- Gas Central Heating



Entrance Porch
6'9 x 3'4

Reception Hall
19'2 x 7'4

Living Room
20'11 x 14'4

Dining Room
14'4 x 9'11

Kitchen/ Breakfast Room
13'4 x 11'7

Utility Room
9'8 x 5'7

Cloakroom

Landing
1'1 x 6'7

Bedroom One
18'8 max 11'10

En-Suite Shower Room

Bedroom Two
17' x 11'8 max

Family Bathroom
9'9 x 5'8

Bedroom Three
12'9 x 12'

Bedroom Four
13'1 x 7'9

Loft Space with Potential STPP

Exterior

Front Driveway

Garage
18'7 x 8'3

Rear Garden

Large Patio

Swimming Pool

Hot Tub

Plant Room
7'5 x 6'4

Storage Shed
11'6 x 9'7

Lawned Area

Store
9'6 x 5'6



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Tenure : Freehold
Council: Epping Forest
Tax Band: G



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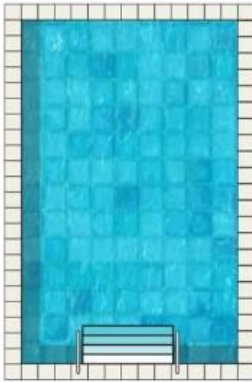


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Pecks Hill Nazeing



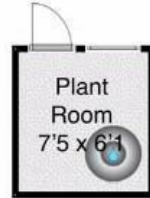
Jacuzzi



Swimming Pool



Store
9'6 x 5'6



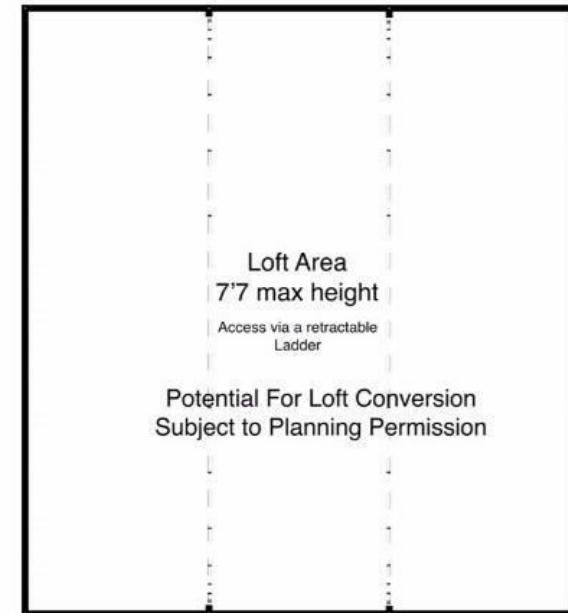
Plant
Room
7'5 x 6'4



Storage
Shed
11'6 x 9'7



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