



Little Brambles, Middle Street, Waltham Abbey

EN9 2LH

Asking Price £1,600,000



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Little Brambles Middle Street, Nazeing, Waltham Abbey, EN9 2LH

Set behind gates within a private 1.25-acre plot, Little Brambles is a substantial detached family residence extending to over 3,700 sq ft of spacious and modern accommodation. As you step inside there is a welcoming reception hall with storage and stairs rising to a galleried landing. Double doors lead to the impressive dual-aspect living and dining room, featuring a stone fireplace with log-burning stove and two sets of doors opening onto the rear garden. A separate drawing room enjoys a front aspect and a brick fireplace with log-burning stove. The heart of the home is the farmhouse-style kitchen/breakfast room, fitted with an Aga, Belfast sink and a range of units, opening into a bright garden room with bay window and doors overlooking the stunning garden. A lobby area provides a walk-in pantry, guest cloakroom and utility/laundry room with access to the garden and double garage.

Upstairs, a galleried landing leads to five bedrooms and a modern family bath/shower room. The principal bedroom benefits from fitted wardrobes, a new en-suite shower room and garden views, while the second bedroom also features fitted wardrobes and a new en-suite. Externally, the property is approached via electric gates leading to a carriage driveway with parking for several vehicles. The beautiful rear garden offers an expansive patio, sunken swimming pool, and a substantial detached annexe/games room with further room above, offering excellent potential for self-contained accommodation (subject to planning). The secluded plot extends to approximately 1.25 acres, enjoying open views towards Nazeing Common and surrounding countryside.

Little Brambles is located within the village of Nazeing, where everyday amenities are close at hand. A broader range of shops, restaurants and services can be found in the nearby towns of Broxbourne and Hoddesdon, both just a short drive away. For commuters, Broxbourne railway station offers regular mainline services into London Liverpool Street, as well as connections to Stratford, Cambridge and Stansted Airport, with access to the Victoria Line available at Tottenham Hale. The property also benefits from excellent road connectivity, with convenient access to the A10, M11 and M25, while additional shopping and leisure options are available at Brookfield Farm and Epping.



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**Approximate Gross Internal Area 3721 sq ft - 346 sq m
(Including Garage & Excluding Outbuilding)**

Ground Floor Area 2183 sq ft - 203 sq m

First Floor Area 1538 sq ft - 143 sq m

Outbuilding Ground Floor Area 550 sq ft - 51 sq m

Outbuilding First Floor Area 260 sq ft - 24 sq m



PINK PLAN

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.



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