



Blacklands Cottage Nursery Road

Nazeing, EN9 2JE

Price £879,950



KIRBY COLLETTI are delighted to market this SUPERBLY PRESENTED FOUR BEDROOM DETACHED BUNGALOW with accommodation of approx. 1900sq ft. Lying on a beautiful plot in excess of a 1/4 of an acre. Situated along this quiet road which is within a short walk to the beautiful Lea Valley Park and River Lea and it's many Lakes. Also conveniently located for Broxbourne Railway Station with it's excellent links into London.

As you enter the large secluded driveway of you instantly feel immersed into a tranquil haven. The property itself has fabulous accommodation, offering a spacious 23ft Lounge with open fireplace which leads through to a bright Dining Area with Bi Folding doors onto the West facing garden. There is a Stunning Re Fitted Kitchen/Breakfast Room with a range of integrated appliance's and hidden Pantry, with access to a Separate Utility Room and Shower Room. The principal Bedroom has a modern re fitted Shower Room and there is also a Re fitted Bathroom/WC.

To the rear there is a fabulous mature West facing Garden with a newly constructed 30ft Garden Office/Gym. An internal Inspection is essential to fully appreciate this property.

- SUPERB 4-BED DETACHED BUNGALOW
- WALKING DISTANCE TO LAKES AND COUNTRYSIDE
- 23FT LOUNGE WITH OPEN FIREPLACE
- 30FT GARDEN OFFICE / GYM
- PLOT IN EXCESS OF ¼ ACRE
- CLOSE TO BROXBOURNE STATION
- BI-FOLDING DOORS TO WEST-FACING GARDEN
- QUIET LOCATION NEAR LEA VALLEY PARK & RIVER LEA
- LARGE SECLUDED PRIVATE DRIVEWAY
- RE-FITTED KITCHEN/BREAKFAST ROOM WITH PANTRY



ACCOMMODATION

PORCH

4'10 x 4'8 (1.47m x 1.42m)

ENTRANCE HALL

LOUNGE

23'7 x 16'2 (7.19m x 4.93m)

Two front aspect uPVC double glazed windows. Open functional fireplace.

DINING AREA

15'11 x 8'4 (4.85m x 2.54m)

Bi Folding doors to rear garden and access to Kitchen/Breakfast Room.

RE FITTED KITCHEN/BREAKFAST ROOM

20'8 max x 18 max (6.30m max x 5.49m max)

(L SHAPED) Rear aspect Bi folding doors. Range of re fitted wall and base units with large central island unit, deep pan draws and hidden secret pantry. Integrated appliances to include Electric double oven, Microwave oven and Dishwasher. 5 Ring Gas hob. VELUX window. Recessed ceiling spotlights. Door to:

UTILITY ROOM

11'3 x 5 (3.43m x 1.52m)

Wall and base units. Stainless steel sink units. Plumbing for washing machine. Space for tumble dryer. VELUX window. Door to front garden. Door to Bedroom 3. Door to:

SHOWER ROOM/W.C

Fully tiled walls and floor. Toilet with concealed cistern. Wash had basin. Large fully tiled shower enclosure with sliding door. Chrome heated towel rail. Recessed ceiling spotlights.

BEDROOM 1

15'4 x 14'4 (4.67m x 4.37m)

Two front aspect uPVC double glazed windows. Built in wardrobes. Door to:

EN SUITE SHOWER ROOM

Side aspect uPVC double glazed window. Half tiled walls and floor. Fully tiled corner shower. Wash basin with drawer under. Low level W.C. Chrome heated towel rail.

BEDROOM 2

15'1 x 11'1 (4.60m x 3.38m)

Rear aspect uPVC double glazed window. Built in wardrobes.

BEDROOM 3

11'10 x 11'3 (3.61m x 3.43m)

Front aspect uPVC double glazed window.

BEDROOM 4

12'11 x 9'10 (3.94m x 3.00m)

Rear aspect uPVC double glazed window. Fitted wardrobes.

BATHROOM/W.C

Side aspect uPVC double glazed window. Half tiled walls and floor. Tiled enclosed shower ended bath. Low level W.C. Wash hand basin with drawer unit under. Open shelving. Chrome heated towel.

EXTERIOR

The property is lying on a plot in excess of a 1/4 of an acre. To the front there is a large shingled parking area leading to front lawn with matures tress and shrubs. Pedestrian access to side. The rear garden is West facing and measuring approx 73ft deep. Paved patio leading to lawn with mature trees and shrubs. Outside lights. Outside tap.

GARDEN OFFICE/GYM

30 x 13'6 (9.14m x 4.11m)

Accessed via sliding patio door. The gym area has two large storage cupboard and uPVC double glazed window. Door to Office with separate uPVC double glazed window. Power and light connected.



Road Map



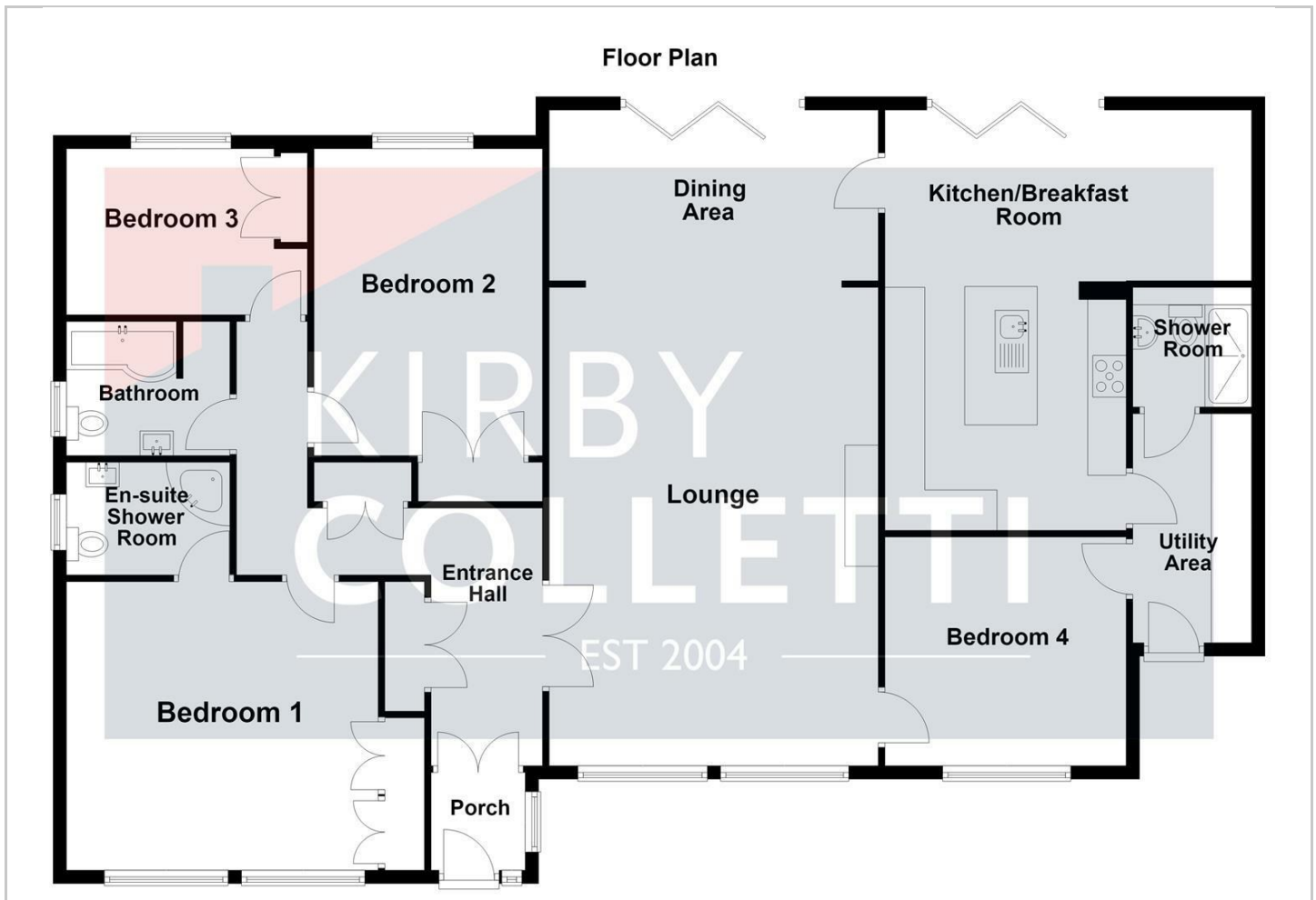
Hybrid Map



Terrain Map



Floor Plan

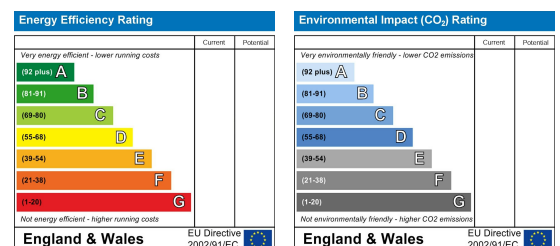


Viewing

Please contact our Kirby Colletti Office on 01992471888 if you wish to arrange a viewing appointment for this property or require further information.

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Energy Efficiency Graph



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