



£900,000

TENURE : FREEHOLD

Hoe Lane, Nazeing EN9

Bedrooms : 4

Bathrooms : 2

Reception Rooms : 2

1930s character farmhouse

**A substantial private plot,
built for family life and
entertaining**

**Planning permission granted
to build above the garage
and kitchen**

**In-and-out driveway with
double garage**

**Principal bedroom with en
suite**

**Minutes from Broxbourne
station and schools**

Gracechurch Property Services
Warlies Park House, Horseshoe Hill, Waltham Abbey, Essex, EN9 3SL
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Website: <http://gracechurch-property.co.uk> &
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Welcome to Presdale Farmhouse, a charming and characterful residence nestled in the heart of the countryside.

Built in the 1930s, this family home boasts four generous bedrooms and expansive open-plan living areas, all set within a substantial plot. Presdale Farmhouse has lovingly sheltered the same family for over three decades, providing the perfect backdrop for children's laughter echoing through the gardens and joyful celebrations around the sun-dappled pool. Now, as the current owners look to downsize and move closer to their grandchildren, a new family can write their own chapter in this magical setting.

Arrive via the sweeping in-and-out driveway, designed for effortless access and exit, and park with ease in front of the double garage.

Come on in

Step through the front door into a bright and welcoming entrance hallway, where a staircase ascends to the first floor. Ornate corning on the ceiling pays homage to the property's period charm.

From the hallway, enter the expansive reception area where two generously sized rooms are seamlessly connected, fostering an airy sense of space and flow, ideal for entertaining. The first room features a front bay window and sliding doors at the rear, bathing the space in natural light and offering uninterrupted views and access to the lush gardens.

The second reception room also has a window to the front and rear, as well as a wall-mounted gas fireplace, perfect for cosy evenings.

The Heart Of The Home

Positioned at the rear of the property, overlooking the gardens, is the family kitchen. A place to gather and chat over meals, with real character in the form of quarry tiled floor and beamed ceiling. There is a breakfasting area, separated from the rest of the kitchen by an archway. Wooden units are fitted, providing lots of storage and work surfaces. There is a Belling double oven, space for an American-style fridge freezer and plumbing for a dishwasher.

There is also a utility room with fitted units and plumbing for a washing machine, leading to a useful downstairs WC and an additional storage area with access to the garden.

Time for bed

At the end of the day, climb the stairs to the first floor, where you will find four bedrooms. The principal bedroom is spacious, with fitted wardrobes and a large en suite bathroom. There is a bath and a separate shower, a washbasin and a WC.

There are three further bedrooms and a modern, fully tiled family bathroom. A claw-foot free-standing bath awaits, ready for a relaxing soak after a long day. There is also a WC, a washbasin and a heated towel rail.

Gardens

Around the front of the property and driveway, established trees and shrubs provide added privacy.

A paved terrace at the rear of the property is the perfect sunny spot to enjoy an alfresco meal or BBQ with family and friends. The pool offers fantastic fun for the kids and adults alike. Some repairs are required to the liner and heating pump. The level lawn stretches out and is ideal for football or lawn games.

"We've had so many parties here with all of our friends and family - football games, swimming in the pool, food and drinks - it's been a lot of fun living here."

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The logo for Gracechurch Property Services features the word "GRACECHURCH" in a large, white, serif font, with "PROPERTY SERVICES" in a smaller, white, sans-serif font below it. The text is set against a dark green background with a thin white horizontal line above and below the text.

The garden is in the sun almost all day, with the sunset around the pool, it is the perfect place to enjoy a crisp drink and a cool dip.

Potential

The property comes with full planning permission to build above the garage and kitchen, creating a large principal suite or two smaller bedrooms. This would also create the opportunity to develop and redesign the kitchen area.

In addition, there is permitted development to add a garden room.

Out and about

Presdale Farmhouse really does offer the best of both worlds - a family home in the peace of the countryside, whilst still being only moments from shops, schools and transport links.

Broxbourne station has great links for commuting, and there are fantastic schools, including a great nursery, Nazeing Primary School and Broxbourne Secondary School. There are also excellent private school options in the area.

Supermarkets, shops and amenities can be found in Broxbourne, Waltham Abbey, Harlow or Hoddesdon, all accessible within around a 10-minute drive. Nazeing has a general store, post office and the wonderful Simmons bakery, and you could walk to the village pub for a lovely meal or a few drinks.

There are designated walking paths nearby, and Lea Valley Park has great cycling, perfect for getting out in the fresh air.

Further Details:

Vendor's details: Actively looking

Garage and in-and-out driveway

Swimming pool - Some repairs are required to the liner and heating pump

Planning permission to build above the garage and kitchen

Permitted development to add a garden room

Freehold

Council Tax Band: G

Borough: Epping Forest

Services:

Mains electricity

Mains gas

Mains water supply

Sewage treatment plant

Broadband: FTTP - 6 Mbps

Mobile: All phone networks cover this area

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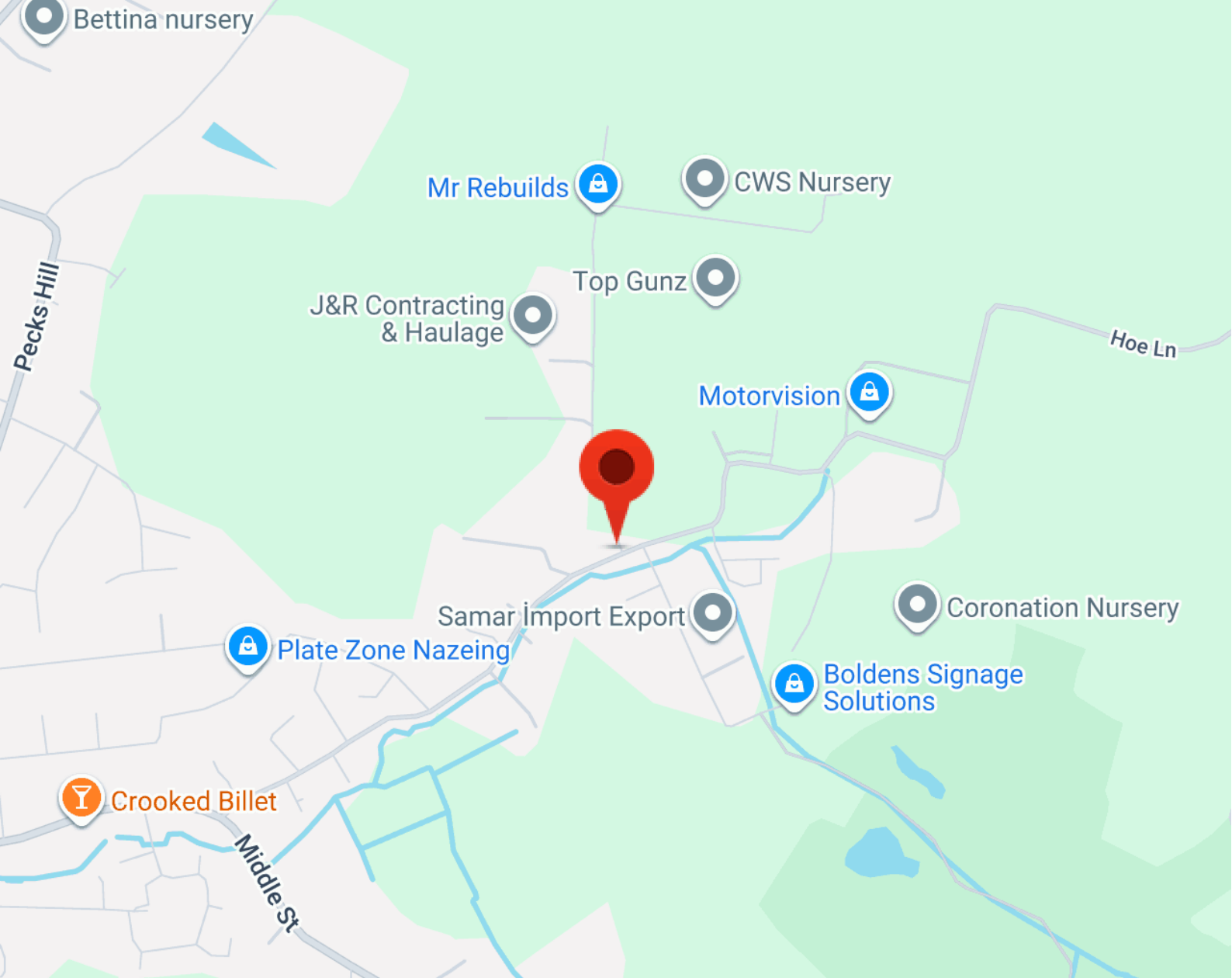
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		74
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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