



**Allmains Close, Nazeing Waltham Abbey EN9 2LX**

**welcome to**

**Allmains Close, Nazeing Waltham Abbey**

William H Brown are delighted to bring to the market this simply stunning four bedroom semi detached family home situated in the rural Bumbles Green area. An internal viewing is a must!



**Accommodation Comprises Of:  
Entrance Hall**

Storage cupboard, Amtico flooring, radiator.

**Cloakroom**

Double glazed window to front aspect, wc, wash hand basin, Amtico flooring, radiator.

**Lounge**

22' 3" x 17' ( 6.78m x 5.18m )

Double glazed window to front aspect, Amtico flooring, double glazed window to rear aspect, french doors.

**Dining Room**

9' 11" x 8' 1" ( 3.02m x 2.46m )

Double glazed window to front aspect, tiled floor.

**Kitchen**

21' 6" x 8' ( 6.55m x 2.44m )

Double glazed window to rear aspect, tiled floor, integrated dishwasher, space for fridge freezer, space for washing machine, double glazed door to rear aspect.

**Landing**

Two double glazed windows to front aspect, access to the loft, radiator, storage cupboard.

**Bedroom 1**

14' 1" x 9' 1" ( 4.29m x 2.77m )

Double glazed window to side aspect, two double glazed velux windows, radiator.

**En-Suite**

shower cubicle, wc, wash hand basin, tiled floor, tiled walls, chrome heated radiator.

**Bedroom 2**

9' 11" x 7' 7" ( 3.02m x 2.31m )

Double glazed window to front aspect, radiator, wood flooring.

**Bedroom 3**

13' 4" x 8' 10" ( 4.06m x 2.69m )

Double glazed window to rear aspect, fitted wardrobe, radiator.

**Bedroom 4**

9' 11" x 6' 11" ( 3.02m x 2.11m )

Double glazed window to front aspect, radiator.

**Bathroom**

Double glazed window to rear aspect, tiled floor, tiled walls, shower cubicle, stand alone bath, wc, wash hand basin, vertical radiator.

**Exterior**

**Front Garden**

To the front of the property is a large driveway.

**Rear Garden**

To the rear of the property is a lawn area, patio area, pergola.



**view this property online** [williamhbrown.co.uk/Property/BRX109734](http://williamhbrown.co.uk/Property/BRX109734)



welcome to

## Allmains Close, Nazeing Waltham Abbey

- Four bedrooms
- Stunning interior throughout
- Family bathroom and en-suite to main bedroom
- Open plan kitchen diner
- Spacious living room

Tenure: Freehold EPC Rating: D

Council Tax Band: E

# £695,000



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/BRX109734](https://www.williamhbrown.co.uk/Property/BRX109734)



Property Ref:  
BRX109734 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443. Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



**01992 464174**



[Broxbourne@williamhbrown.co.uk](mailto:Broxbourne@williamhbrown.co.uk)



47 High Road, BROXBOURNE, Hertfordshire,  
EN10 7HX



**[williamhbrown.co.uk](https://www.williamhbrown.co.uk)**