



## Quantock St. Leonards Road

Nazeing, EN9 2HQ

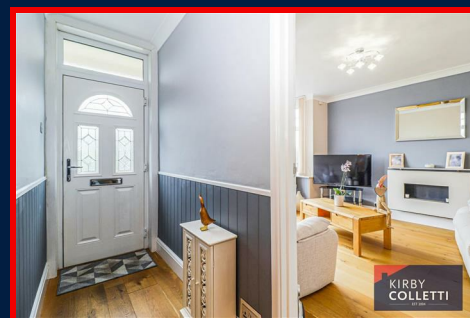
**Price £749,950**



KIRBY COLLETTI are delighted to present this immaculately presented and deceptively spacious **FOUR DOUBLE BEDROOM CHALET STYLE DETACHED HOUSE** with attractive 97ft West facing rear garden and views to the front over countryside. Situated within a short walk to Locals Shops, Primary School, Clayton Hill Park and just over two miles to Broxbourne's Railway Station.

Some of the features include 32 ft Lounge/Dining Room, Sitting Room, 24ft Kitchen/Breakfast Room, Re Fitted Ground Floor Shower Room, Gas Heating To Radiators, En Suite Shower Room, Family Bathroom/W.C. Gas Heating To Radiators, uPVC Double Glazing and Parking to Front For Numerous Cars.

- IMMACULATELY PRESENTED
- SITTING ROOM
- GROUND FLOOR SHOWER ROOM
- SHORT DRIVE TO BROXBOURNE STATION
- FOUR DOUBLE BEDROOMS
- 24ft KITCHEN/BREAKFAST ROOM
- EN SUITE SHOWER ROOM
- 32ft LOUNGE/DINING ROOM
- 97ft WEST FACING GARDEN
- PARKING FOR NUMEROUS CARS



## ACCOMMODATION

Entrance door to:

### RECEPTION HALL

23'10 x 6'2 max (7.26m x 1.88m max)

Coved ceiling. Wooden flooring. Radiator. Stairs up.

### LOUNGE/DINING ROOM

32'9 into bay x 12'2 (9.98m into bay x 3.71m)

Front aspect uPVC double glazed window and uPVC double doors to rear garden. Central room dividing fireplace with log burner effect fitted gas fire. Four wall light points. Wooden flooring.

### SITTING ROOM

14'1 into bay x 12'3 (4.29m into bay x 3.73m)

Front aspect uPVC double glazed bay window. with ottoman seating and storage. Wooden flooring. Radiator.

### KITCHEN/BREAKFAST ROOM

24'6 x 9'8 (7.47m x 2.95m)

Triple aspect uPVC double glazed windows. Light wood effect wall and base units with rolled edge worksurfaces over. Gas cooker point. Plumbing for dishwasher. Space for fridge/freezer. Tiled floor. Cupboard housing gas boiler. Understairs storage cupboard. Single drainer sink unit. Door to:

### UTILITY ROOM

5'2 x 5 (1.57m x 1.52m)

Side aspect uPVC double glazed window and door to rear garden. Plumbing for washing machine.

### GROUND FLOOR SHOWER ROOM/W.C

6'11 x 6'2 (2.11m x 1.88m )

Rear aspect uPVC double glazed window. Fully tiled walls and floor. Large shower cubicle. Pedestal wash hand basin. Low level W.C. Chrome heated towel rail.

### FIRST FLOOR LANDING

10'2 x 6'5 (3.10m x 1.96m)

Access to loft.

### BEDROOM 1

13'11 x 10'2 (4.24m x 3.10m )

Dual aspect uPVC double glazed window. Built in wardrobes. Radiator. Door to:

### EN SUITE SHOWER ROOM

10'4 x 4'10 (3.15m x 1.47m)

Side aspect uPVC double glazed window. Fully tiled walls and floor. Large shower cubicle. Pedestal wash hand basin. Low level W.C. Chrome heated towel rail.

### BEDROOM 2

14'9 x 10'3 (4.50m x 3.12m )

Side aspect uPVC double glazed window. Built in wardrobe. Radiator.

### BEDROOM 3

14 x 9'7 (4.27m x 2.92m)

Dual aspect uPVC double glazed windows. Fitted wardrobes. Radiator.

### BEDROOM 4

10'2 x 8 (3.10m x 2.44m)

Side aspect uPVC double glazed window. Built in wardrobe. Door to Jack & Jill En suite. Radiator.

### BATHROOM/W/C

8'3 x 7'4 (2.51m x 2.24m )

Sid aspect uPVC double glazed window. Half tiled walls. Sower ended bath with mixer tap and shower attachment. Pedestal wash hand basin. Low level W.C. Chrome heated towel rail.

### OUTSIDE

#### FRONT GARDEN

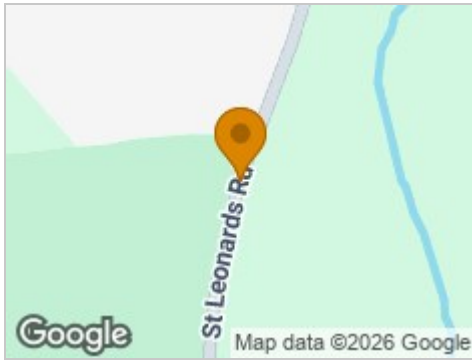
Block paved drive providing parking for numerous cars with steps up to front entrance door.

#### REAR GARDEN

97ft deep. West facing. Large paved patio area and pathway to both side's, neatly tended lawn with flower and shrubs borders and various Trees. Brick/Concrete shed. Timber shed. Outside tap. Outside light. Outside power points.



## Road Map



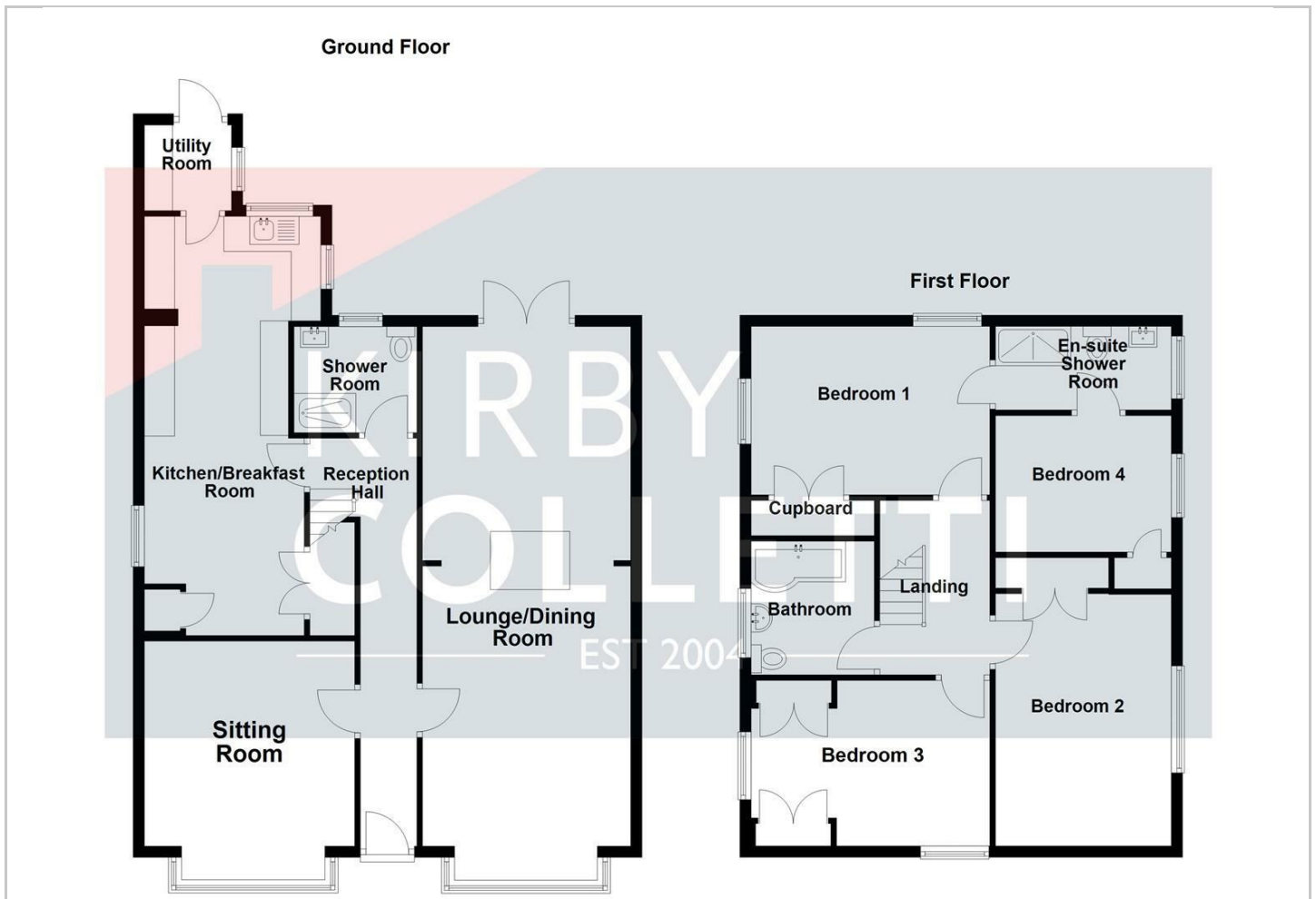
## Hybrid Map



## Terrain Map



## Floor Plan

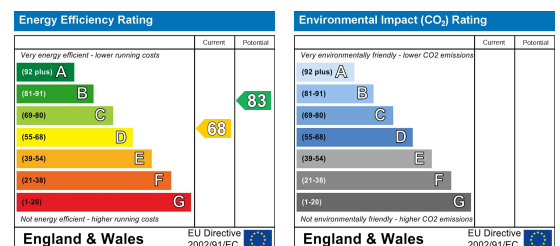


## Viewing

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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