



Shepherds
Property Sales & Lettings



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Tatsfield Avenue | Nazeing | EN9 2HH | £675,000



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This beautifully presented and spacious four-bedroom detached family home offers an exceptional living experience. Spanning an impressive 1,537 square feet, the property has been thoughtfully refurbished and improved over the years, making it a perfect choice for families seeking comfort and style.

Upon entering, you are greeted by a welcoming entrance and reception hall, leading to a convenient cloakroom. The heart of the home is undoubtedly the stunning open plan kitchen, dining, family room, featuring a high-quality imported Italian kitchen that is both functional and aesthetically pleasing. The generous living room provides a perfect space for relaxation and family gatherings

The property boasts four good-sized bedrooms, complemented by a quality fitted family shower room. Recent upgrades include double-glazed windows and doors, as well as a Vaillant gas-fired combination boiler, ensuring energy efficiency and comfort throughout the seasons.

Externally, the home is equally impressive, with a driveway offering off-street parking for up to five vehicles, alongside a 25-foot garage/laundry room equipped with a recently fitted automatic roller door. The beautifully landscaped rear garden, extending over 120 feet, backs onto open fields, providing a serene backdrop for outdoor activities. An externally covered seating and entertaining area, complete with a Sky TV connection, enhances the outdoor living experienced

Situated in a quiet turning on the edge of a sought-after village, this property is within a short walk of local shops and the highly regarded Nazeing Primary School. Commuters will appreciate the proximity to British Rail Stations and major road networks, while the surrounding countryside, including Clayton Hill recreational park and lake, offers a variety of sporting and leisure pursuits.

This remarkable family home is a must-see, and viewing is highly recommended to fully appreciate all it has to

Mains Drainage, water, electricity and gas connecte



- Four Bedrooms
- Driveway & Front Garden
- Countryside Views
- Large Kitchen/Dining Family Room
- Circa 1537 sqft
- Large living Room
- 0.16 Acre Plot
- Gas Central Heating
- Scope for Extension (STPP)



Disclaimers: 1. In-line with money laundering regulations (MLR), purchasers will be asked to produce identification documentation. 2. These particulars do not constitute part or all of an offer or contract. 3. Measurements on any of our documentation is supplied for guidance only; as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. The property - The agency has not tested; any apparatus, equipment, fixtures or services. It is in the buyer's interest to check the working condition of the aforementioned. Nothing concerning the type of construction or condition of the structure is implied from the agents' photographs. 5. EPC information - is available upon request. 6. We are not able to offer opinion, either written or verbal on the content of reports. This must be obtained from your legal representative, or relevant qualified professional. 7. Whilst care is taken in the preparation of our information, a buyer should ensure that their legal representative confirms as soon as possible all matters relating to; The title including the extent and boundaries of the property and other important matters before exchange of contracts. All interested party/parties should inspect the property prior to exchange of contracts.



Tenure : Freehold
Council: Epping Forest
Tax Band: F





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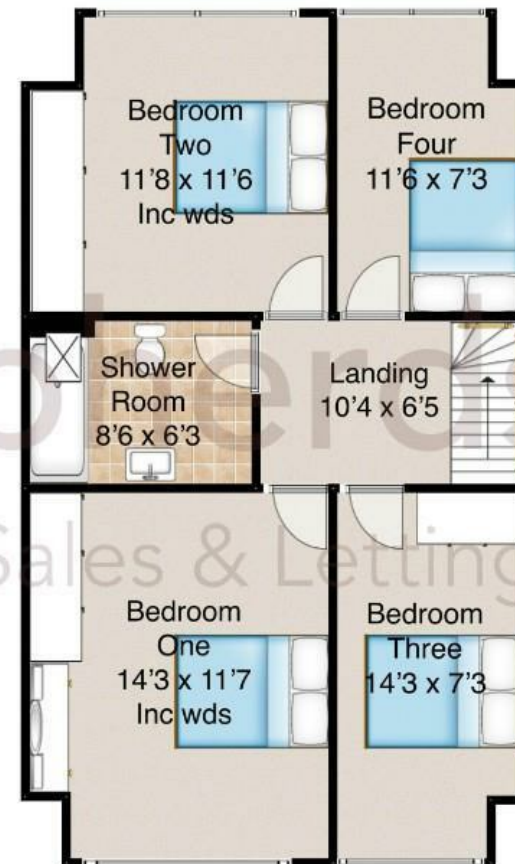
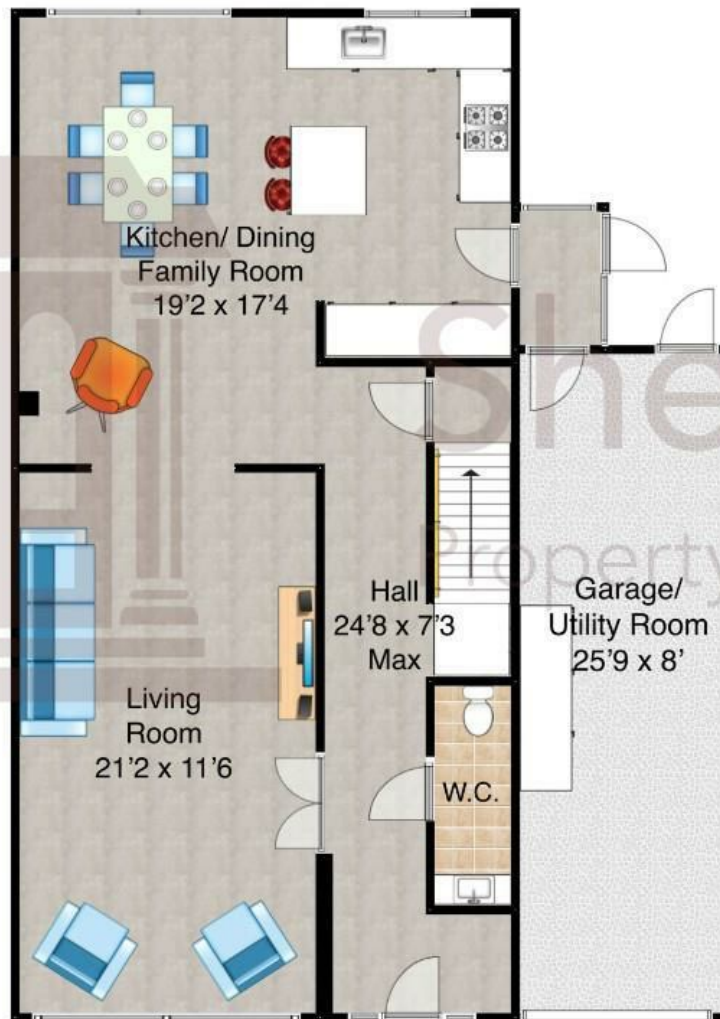
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Entrance Door	Bedroom Two
Entrance Hall	11'8 x 11'6 inc wds
24'8 x 7'3 max	Bedroom Three
W.C	14'3" x 7'3
9'1 x 2'8	Bedroom Four
Living Room	11'6 x 7'3"
21'2 x 11'6	Family Shower Room
kitchen/Family / Dining Room	8'6 x 6'3
19'2 x 7'4	Exterior
Lobby	Large 5 Car Driveway
5'3 x 2'11	Garage / Workshop/Utility
First Floor Landing	25'9 x 8'
10'4 x 6'5"	Large Rear Garden
Bedroom One	Plot Overall 0.12 Acre
14'3" x 11'7 inc wds	Covered Dining Area & Patio

Tatsfield Avenue, Nazeing



 Skylight window

This floor plan is for guidance only and may not be accurate. Shepherds have added furnishings as a visual guide only and will not be included in any contract. The floorplan is covered by the Copyright Act 1988 and can not be reused or edited without the consent of Shepherds Estate Agents Ltd



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