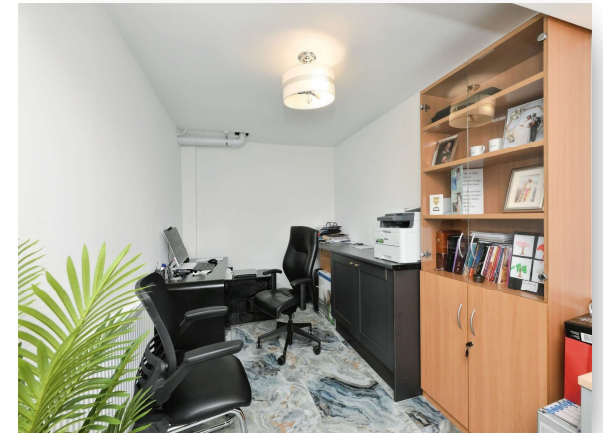


**88c North Street, Nazeing WALTHAM ABBEY EN9 2NW**

**welcome to**

**88c North Street, Nazeing WALTHAM ABBEY**

William H Brown are thrilled to bring to the market this simply stunning four bedroom extended detached family home situated on a popular road in Nazeing village. An internal viewing is a must!



**Accommodation Comprises Of:  
Entrance Porch**

Tiled floor.

**Shower Room**

Double glazed window to rear aspect, tiled floor, tiled walls, wc, shower cubicle.

**Study**

16' 7" x 8' 3" ( 5.05m x 2.51m )  
Tiled floor, radiator.

**Lounge**

24' x 20' 5" ( 7.32m x 6.22m )  
Laminate flooring, media wall, three radiators.

**Kitchen**

23' 9" x 7' 9" ( 7.24m x 2.36m )  
Double glazed window to rear aspect, part tiled walls, tiled flooring, a range of wall and base units with complimenting worktops, integrated oven, breakfast bar, radiator.

**Utility Room**

11' 4" x 7' 9" ( 3.45m x 2.36m )  
Tiled floor

**Landing**

Double glazed window to front aspect, access to the loft, storage cupboard.

**Bedroom 1**

13' 6" x 9' 6" ( 4.11m x 2.90m )  
Double glazed window to rear aspect, radiator, fitted wardrobe.

**En-Suite**

Tiled floor, tiled walls, double glazed window to rear aspect, walk in shower cubicle, wc, wash hand basin, radiator.

**Bedroom 2**

9' 11" x 6' 11" ( 3.02m x 2.11m )  
Double glazed window to front aspect, laminate flooring, radiator.

**Bedroom 3**

9' 2" x 7' 3" ( 2.79m x 2.21m )  
Double glazed window to front aspect, radiator.

**Bedroom 4**

18' 11" x 10' 3" ( 5.77m x 3.12m )  
Double glazed window to rear aspect, fitted wardrobe, radiator.

**En-Suite**

Double glazed window to side aspect, walk in shower cubicle, wc, wash hand basin, tiled floor, radiator.

**Bathroom**

Double glazed window to side aspect, tiled floor, tiled walls, wc, wash hand basin, paneled bath.

**Exterior**

**Front Garden**

To the front of the property is a driveway.

**Rear Garden**

To the rear of the property is a patio area, lawn area, brick shed, side access.



**view this property online** [williamhbrown.co.uk/Property/BRX109723](http://williamhbrown.co.uk/Property/BRX109723)



welcome to

## 88c North Street, Nazeing WALTHAM ABBEY

- Extended detached family home
- Four bedrooms
- Multiple bathrooms
- Driveway
- Modern interior throughout

Tenure: Freehold EPC Rating: D

Council Tax Band: F

# £800,000



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
BRX109723 - 0002

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.



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