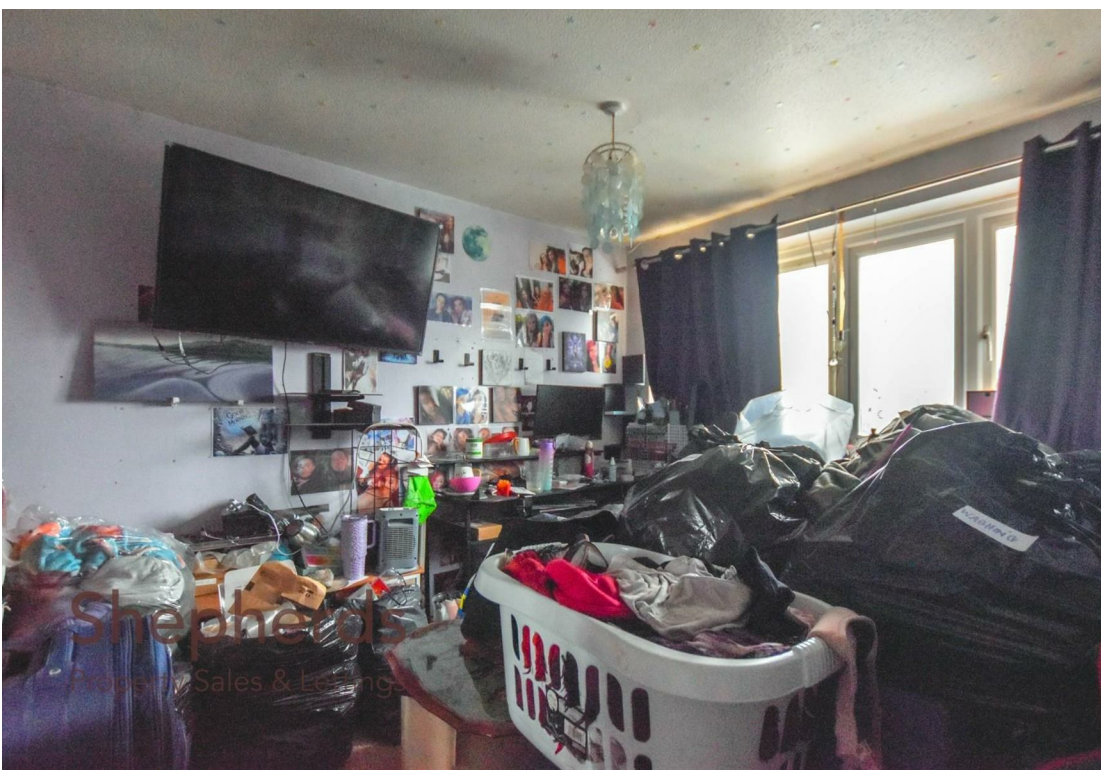
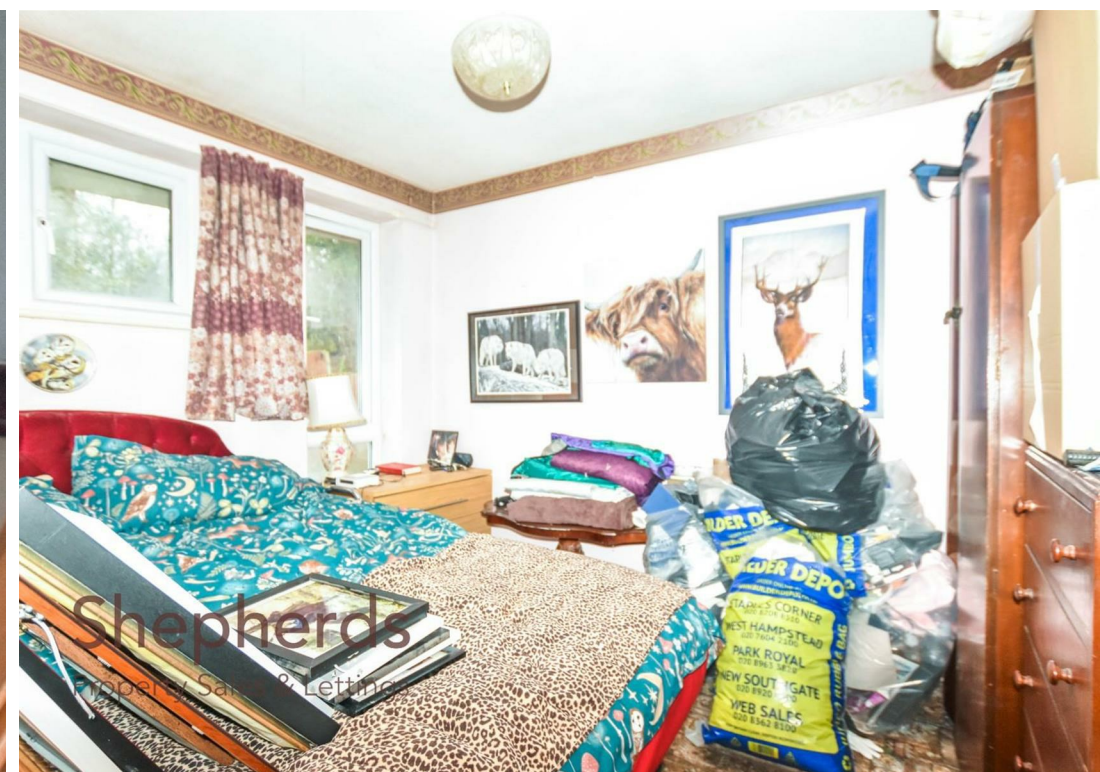
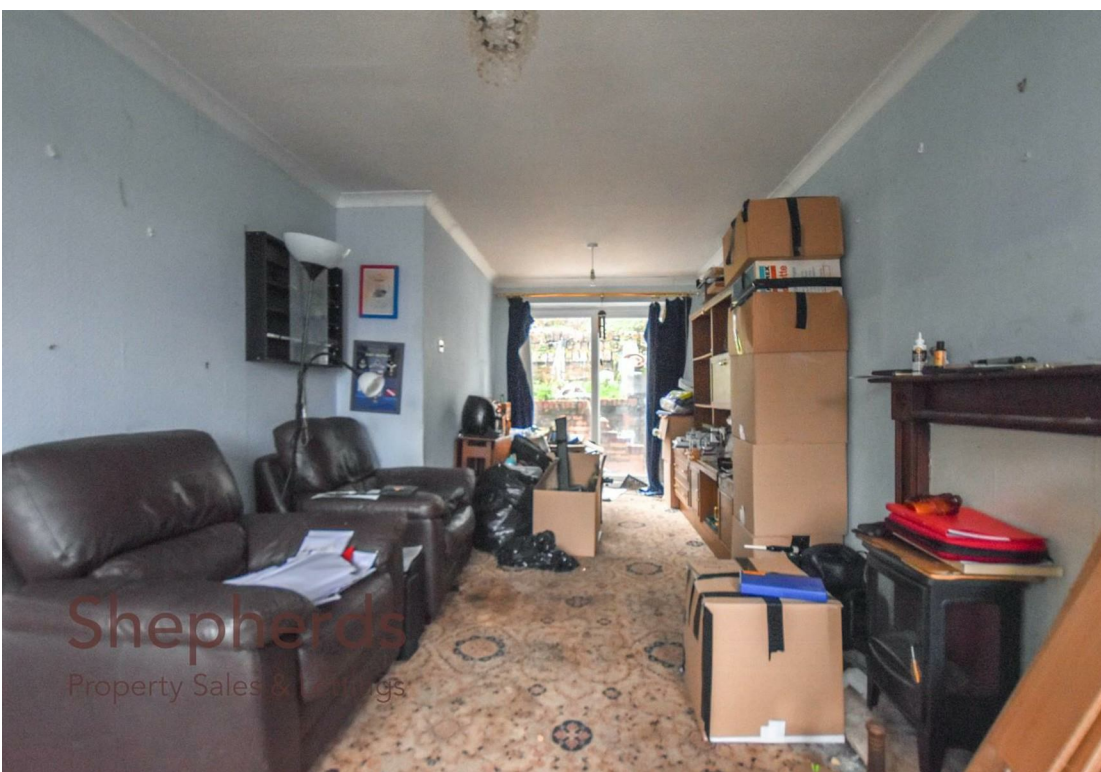




Shepherds

Property Sales & Lettings

Barnard Acres | Nazeing | EN9 2LZ | £350,000





Shepherds
Property Sales & Lettings

Barnard Acres | Nazeing | EN9 2LZ

Located in the popular development of Barnard Acres, this 3 bedroomed property is positioned within distance of a good selection of local shops at Nazeing Center, Infant / junior school and local bus services. There is a lovely parkland area at Clayton Park and there is access to the Lea Valley National Park and at the River Lea Broxbourne there are boat/ cycle hire, riverside pub and miles of cycle/walking/leisure facilities.

A short drive to takes you to Broxbourne overground rail station which offers main line frequent services into London Liverpool Street or Stratford International Station or north to Cambridge/ Stanstead Airport. There is Victoria Line under ground tube connections at Tottenham Hale en route to central London

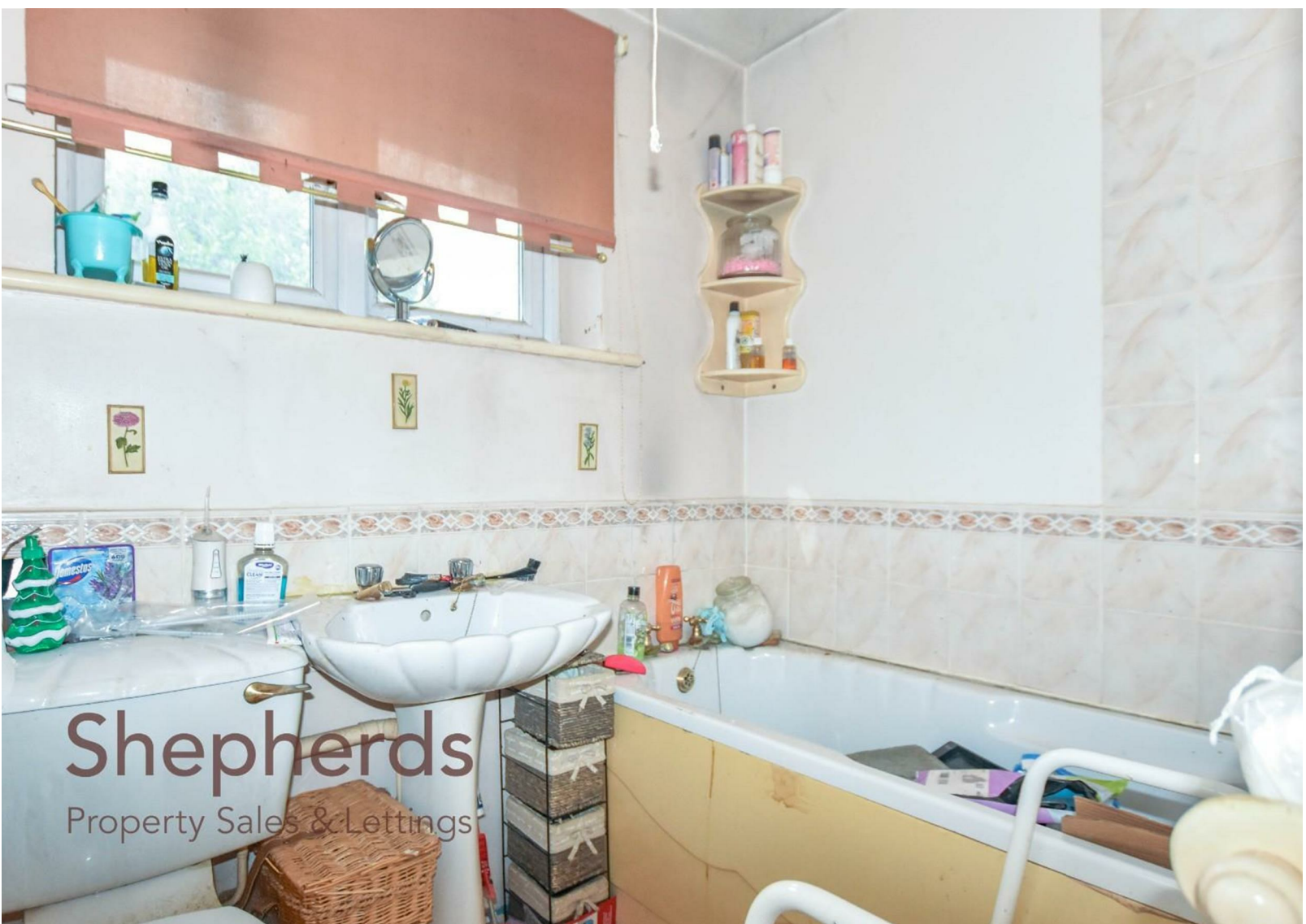
This 3 bedroom mid-terrace house was built in c1970's and has been in the same family ownership for many years and has the benefit of off street parking for one vehicle and a Garage en bloc close by.

The property is now in need of refurbishment and redecoration and would be in our opinion provide an ideal first time purchase for those buyers who are looking for a first project to create their own home and add their own "stamp" and style to their first home.

- Terraced House
 - Garage & Driveway
 - UPVC Double Glazing
- 3 Bedrooms
 - Kitchen & Bathroom
 - Rear Garden
- Living/ Dining Room
 - Popular Location
 - Chain Free



Porch	Bedroom Three
Hallway	6'10 x 6'6
13'6 x 6'3	Bathroom
Living/ Dining Room	7'2 x 4'8
22' x 9'3	Exterior
Kitchen	Front Driveway
8'4 x 7'10	Rear Garden & Patio
Landing	Garage On Block
Bedroom One	
12'3 x 9'8	
Bedroom Two	
10'2 x 9'8	



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.

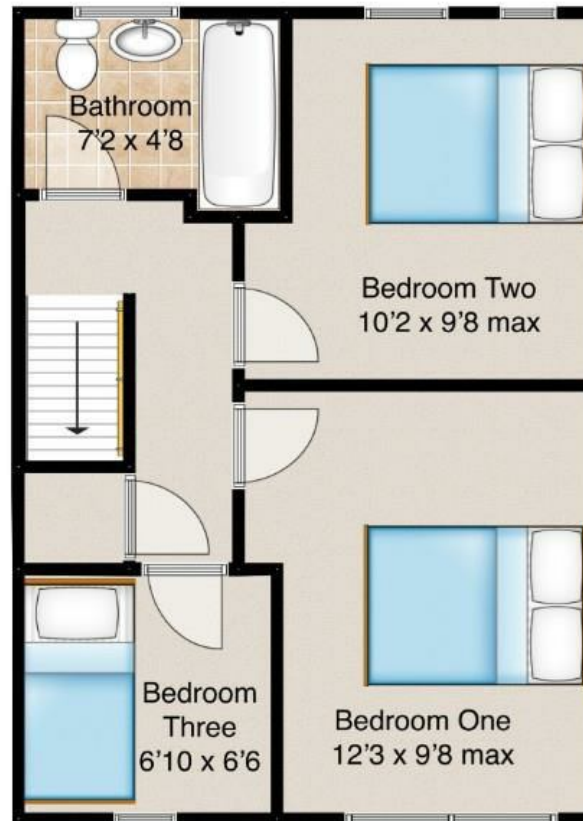
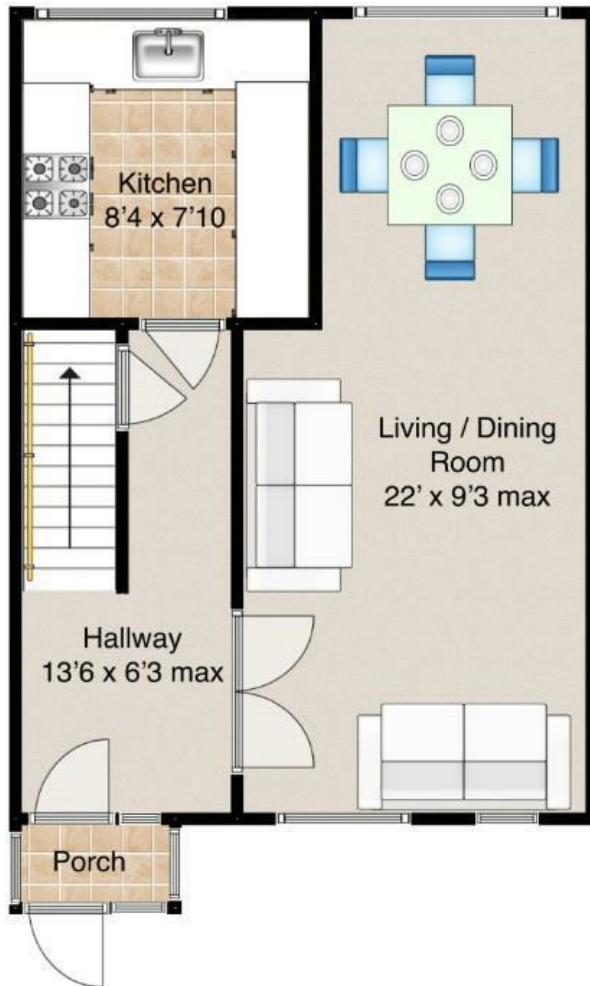


Tenure : Freehold
Council: Epping Forest Council
Tax Band: D

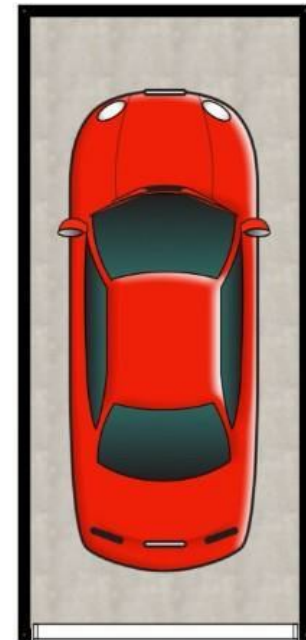


Barnard Acres, Nazeing

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



Garage On Block





Shepherd's
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FINE & COUNTRY

