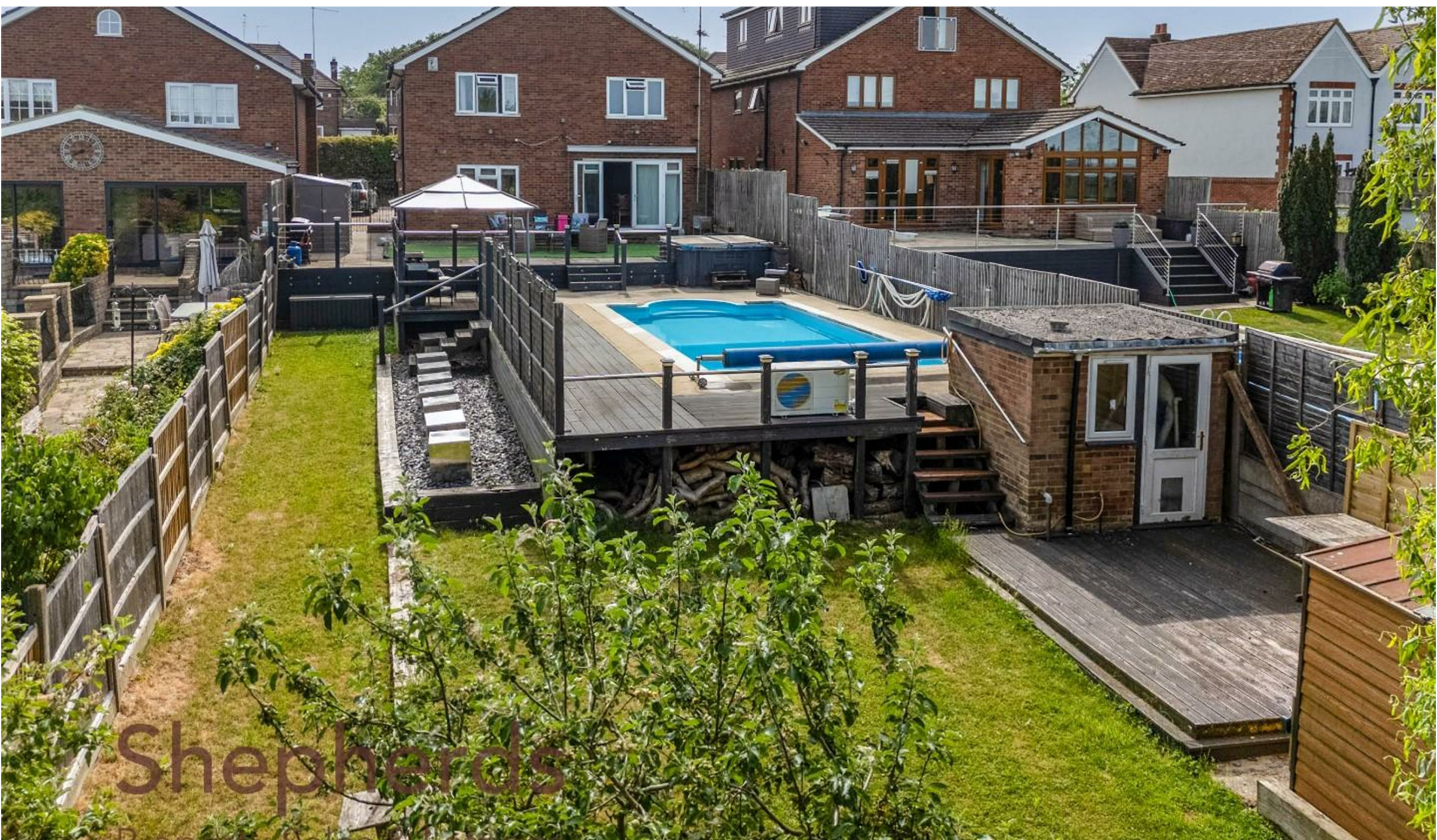




**Shepherds**  
Property Sales & Lettings

Pecks Hill | Nazeing | EN9 2NX | Offers Over £799,995





Shepherds  
Property Sales & Lettings

# Pecks Hill | Nazeing | EN9 2NX

A generously proportioned Four Double Bedroom Detached house enviably located with rear distant views over the Lea Valley and located on a approximate 0.23 Acre westerly aspect plot. Set back off Pecks Hill and offering great potential for extension and loft conversion (STPP). There is ample recently refurbished parking for several cars to the front, and an integral Garage.

The accommodation offers: Entrance porch, large reception hall with stairs to the first floor, spacious living room that is open plan to a good size dining room with UPVC double glazed doors over looking rear patio and garden. The kitchen breakfast room also looks out onto the rear garden and swimming pool and is enhanced with utility room and a downstairs cloakroom. Upstairs the main bedroom has built in wardrobes and en-suite shower room, the three other double bedrooms have built in wardrobes and there is a modern family bathroom with a lovely soaker bathtub.

The westerly aspect rear garden has a large a heated swimming pool with a decked surround and steps down to the large lawn ideal for family and entertaining friends and guests and as mentioned attractive views over the Lea Valley.

Nazeing is a popular village with a good selection of local shops and fantastic walks through Lea Valley Regional Park. Broxbourne over ground railway station is within reach offering frequent speedy rail service into London Liverpool Street or Stratford International station both via Tottenham Hale with access to Victoria line Tube services and connections across London.

- Detached House
  - Garage & Driveway
  - Kitchen & Laundry Room
- 4 Double Bedrooms
  - Swimming Pool & Jacuzzi
  - Potential to Extend STPP
- 2 Reception Rooms
  - Large Rear Garden
  - Gas Central Heating



|                                        |                                |
|----------------------------------------|--------------------------------|
| Entrance Porch<br>6'9 x 3'4            | Bedroom Four<br>13'1 x 7'9     |
| Reception Hall<br>19'2 x 7'4           | Loft Space with Potential STPP |
| Living Room<br>20'11 x 14'4            | Exterior                       |
| Dining Room<br>14'4 x 9'11             | Front Driveway                 |
| Kitchen/ Breakfast Room<br>13'4 x 11'7 | Garage<br>18'7 x 8'3           |
| Utility Room<br>9'8 x 5'7              | Rear Garden                    |
| Cloakroom                              | Large Patio                    |
| Landing<br>1'1 x 6'7                   | Swimming Pool                  |
| Bedroom One<br>18'8 max 11'10          | Hot Tub                        |
| En-Suite Shower Room                   | Plant Room<br>7'5 x 6'4        |
| Bedroom Two<br>17' x 11'8 max          | Storage Shed<br>11'6 x 9'7     |
| Family Bathroom<br>9'9 x 5'8           | Lawned Area                    |
| Bedroom Three<br>12'9 x 12'            | Store<br>9'6 x 5'6             |



**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.

 4  2  2  C

**Tenure :**  
**Council:**  
**Tax Band:**

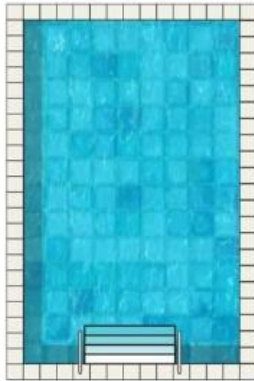
**Freehold**  
**Epping Forest**  
**G**



## Pecks Hill Nazeing



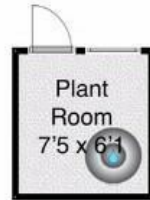
Jacuzzi



Swimming Pool



Store  
9'6" x 5'6"



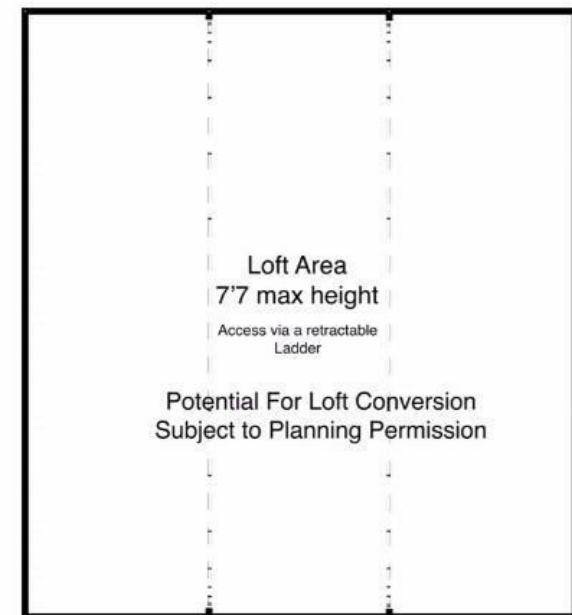
Plant  
Room  
7'5" x 6'4"



Storage  
Shed  
11'6" x 9'7"



This floor plan is for guidance only and may not be accurate. Shepherds have added furnishings as a visual guide only and may not be accurate 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 permission of Shepherds Estate Agents Ltd.





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Lettings: 01992 449501

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