



- LINK DETACHED RESIDENCE
- THREE BEDROOMS
- TWO BATHROOMS
- TRIPLE GARAGE

Langley Green , Nazeing Road , Waltham Abbey, EN9 2JJ

PRICE: £525,000 FREEHOLD

Situated in the picturesque village of Nazeing an exciting opportunity to purchase this deceptively spacious three bedroom link detached residence. Two bathrooms - kitchen/diner, good size rear garden, double garage to rear, easy access of Broxbourne BR station. An internal viewing is strongly recommended.



Property Description

Langley Green is situated in the heart of Nazeing being within walking distance of local shopping facilities and Lee Valley regional park.

For the commuter Broxbourne mainline BR station is within easy access for direct access into central London and beyond.

The property itself is extended and well presented and has been greatly improved since being in the sellers ownership. The property also benefits from a double/triple garage to rear which can be converted to make to an annex subject to the usual planning consents.

Other features include a ground floor shower room and landscaped rear garden.

Accommodation to the ground floor comprises an entrance hall, good size lounge with French doors leading to the kitchen/diner with a range of fitted wall and base units, granite work surfaces and integrated appliances. A fully tiled shower room and utility room complete the ground floor.



Accommodation to the first floor comprises three bedrooms, bedrooms one and two both have fitted wardrobes, with bedroom three being a good size single.

A fully tiled bathroom with a modern three piece suite complete this level.

The generous size rear garden has been recently landscaped comprising a covered porcelain tiled patio with path leading to the garage, remainder being laid to lawn with raised



timber flowerbeds and feature lighting.

A triple garage measuring approximately 31'5 x 23'6 ft with power and light and water supply, approached via a rear service road complete this property.

HALLWAY

14' 11" x 7' 2 Max" (4.55m x 2.18m)

LOUNGE

21' 11" x 11' 4" (6.68m x 3.45m)

KITCHEN/DINER

16' 11" x 11' 11" (5.16m x 3.63m)

UTILITY ROOM

7' 3" x 4' 7" (2.21m x 1.4m)

GROUND FLOOR SHOWER ROOM

7' 2" x 6' 7" (2.18m x 2.01m)

LANDING

BEDROOM ONE

13' 00" x 11' 8" (3.96m x 3.56m)

BEDROOM TWO

15' 1" x 9' 10" (4.6m x 3m)

BEDROOM THREE

8' 3 Max" x 7' 8 Max" (2.51m x 2.34m)

BATHROOM

6' 4" x 5' 1" (1.93m x 1.55m)

GOOD SIZE REAR GARDEN

TRIPLE GARAGE TO REAR

31' 5 Max" x 23' 6 Max" (9.58m x 7.16m)

TENURE AND CHARGES

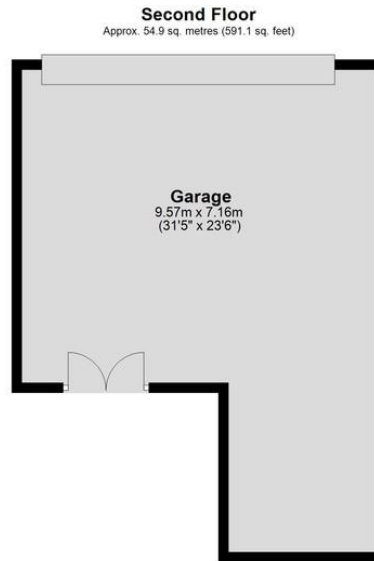
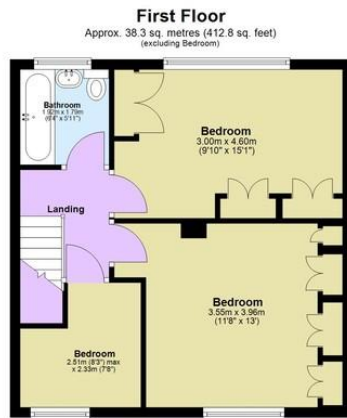
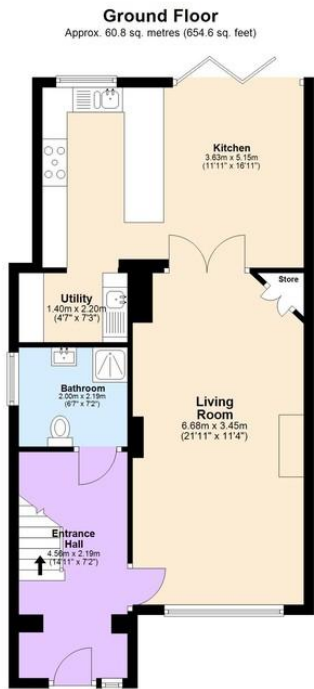
Council Tax Epping Forest District Council Band d

Tenure - Freehold

UTILITIES AND SUPPLIERS

Electricity - Mains - Octopus Energy





Total area: approx. 154.1 sq. metres (1658.5 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements. Plan produced using PlanUp.

Langley Green

Water - Mains - Affinity Water

Sewage - Mains - Affinity Water

Heating - Gas Central Heating - Octopus Energy

Broadband - BT

Mobile Signal and Coverage - Vodafone Three EE O2

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		

25 Market Square, Waltham Abbey,
Essex, EN9 1DU

www.rainbowestateagents.co.uk

01992 711222

rebecca@rainbowestateagents.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements