



## 5 Shooters Drive

Nazeing, EN9 2QA

**Guide Price £535,000**



KIRBY COLLETTI are pleased to offer this well presented THREE BEDROOM SEMI DETACHED CHALET STYLE HOUSE . Some of the many features include Spacious 17ft Lounge with open fire place, 20 x 14 Re-Fitted Kitchen/Diner with integrated appliances and feature Island unit, Downstairs Re-Fitted Shower Room, Upstairs Re-Fitted Family Bathroom, uPVC Double Glazed Windows, Gas Heating, To Radiators, 96 ft Rear Garden, Garage and Ample Off Street Parking.

The property is conveniently situated in this sought after village and within easy access to Local Shops, Primary School, Clayton Hill/Lea Valley Park, Bus Services and Broxbourne Railway Station.

- Chalet Style Semi Detached House
- Re-Fitted Kitchen/Diner
- 96ft Rear Garden
- Gas Central Heating
- Three Bedrooms
- Re-Fitted Shower Room
- Garage & Ample Off Street Parking
- 17ft Lounge
- Re-Fitted Family Bathroom
- Close to Local Shops & Clayton Hill Park



## Accommodation

uPVC Double glazed front door to:

### Entrance lobby

5'10" x 4'5" (1.78m" x 1.35m")

Cloaks cupboard housing gas meter. Wooden floor.  
Access to:

### Reception Hall

9'10" x 9'7" (3.00m" x 2.92m")

Side aspect uPVC double glazed window. Radiator.  
Cupboard housing gas central heating boiler. Wooden  
floor. Access to:

### Inner Hallway

6'9" x 3'9" (2.06m" x 1.14m")

Doors to lounge, shower room and kitchen/diner.  
Radiator. Wooden floor.

### Lounge

17 x 11'8" (5.18m x 3.56m")

Front aspect uPVC double glazed bow window. Radiator.  
Feature open fireplace. Television aerial point. Wooden  
flooring.

### Kitchen/Diner

20'3" max x 14'7" max (6.17m" max x 4.45m" max)

Rear aspect uPVC double glazed window and uPVC  
double glazed doors to rear garden. Stairs to first floor  
landing. Under stairs storage cupboard. Two radiators.  
Range of wall and base mounted units. Granite  
work surfaces. Integrated appliances including  
fridge/freezer and dishwasher. Built in gas five ring hob  
with extractor hood over. Built in 'Neff' oven. Feature  
Island with Granite work surfaces over. Inset stainless  
steel sink unit and matching drainer. Laminate flooring.

### Re-Fitted Shower Room

6'5" x 5'5" (1.96m" x 1.65m" )

Side aspect uPVC double glazed window. White suite  
comprising shower cubicle. Wash hand basin. Low level  
W.C. Heated towel rail. One wall fully tiled.. Tiled floor.

### First floor landing

Radiator. Doors to bedrooms and family bathroom.

### Bedroom One

13'9" max x 10'9" max (4.19m" max x 3.28m" max)

Front aspect uPVC double glazed window. Eaves  
storage cupboard.

### Bedroom Two

14'6" max x 10'8" max (4.42m" max x 3.25m" max)

Rear aspect uPVC double glazed windows. Radiator.  
Eaves storage cupboard.

### Bedroom Three

10'4" x 9'2" (3.15m" x 2.79m")

Front aspect uPVC double glazed window. Radiator.  
Eaves storage cupboard.

### Re-Fitted Family Bathroom

7'6" x 5'9" (2.29m" x 1.75m" )

Side aspect uPVC double glazed window. White suite  
comprising panel enclosed bath with mixer tap and  
shower attachment over. Low level W.C with concealed  
cistern. Wash hand basin. Heated towel rail. Half tiled  
walls. Tiled floor.

### Exterior

#### Rear garden

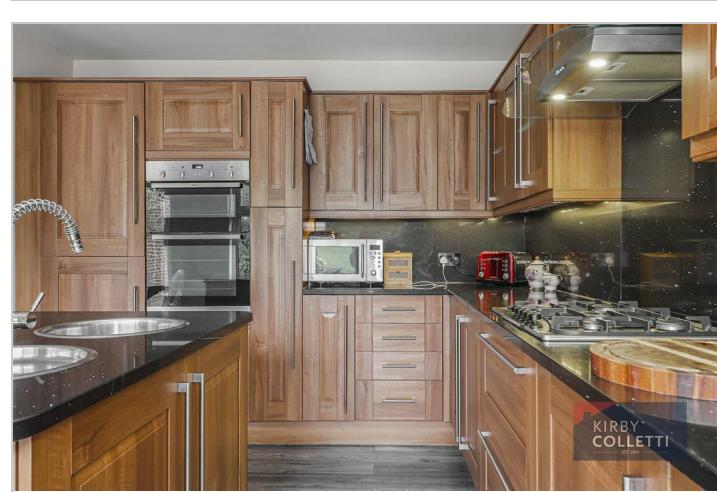
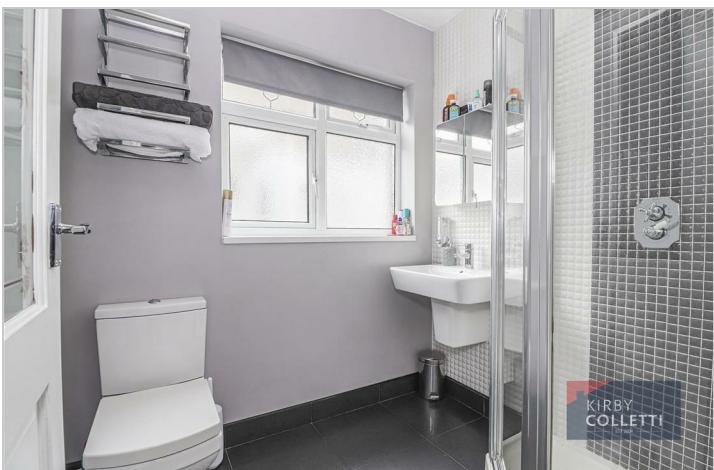
96ft. Large block paved patio area with steps leading to  
raised lawn and shrub borders. Additional steps leading  
to a secondary lawn. Outside light and water tap. Gate  
providing access to driveway and garage.

#### Front garden

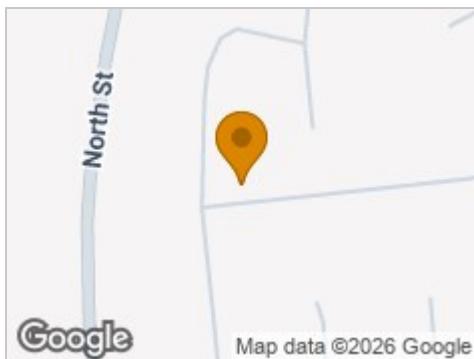
Driveway providing ample off street parking. Water taps.  
Shrub borders.

#### Garage

Up and over door. Light and power connected.



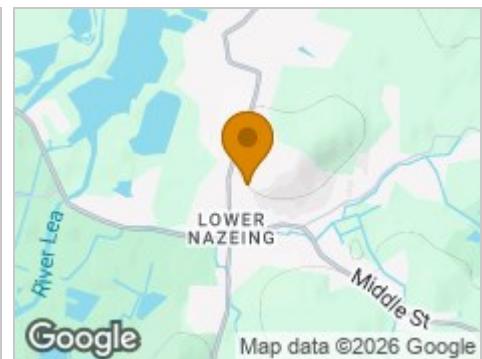
## Road Map



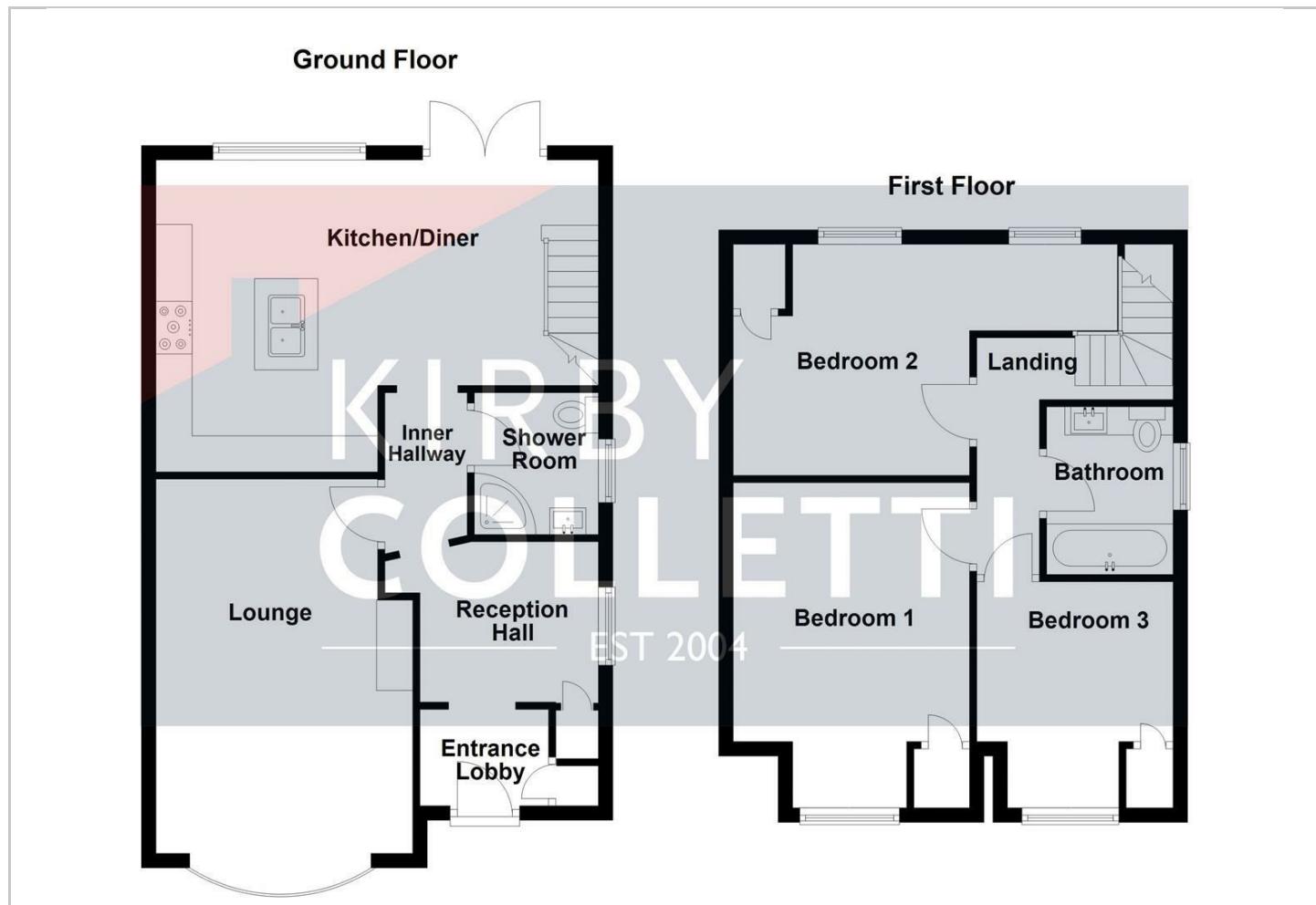
## Hybrid Map



## Terrain Map



## Floor Plan

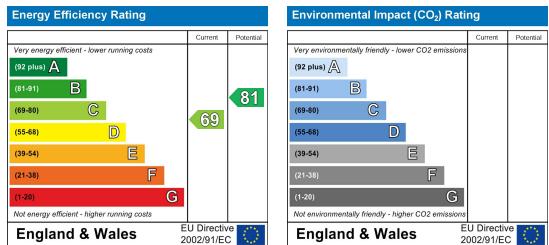


## Viewing

Please contact our Kirby Colletti Office on 01992471888 if you wish to arrange a viewing appointment for this property or require further information.

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## Energy Efficiency Graph



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