

WESTWOODLEBER
LET US GUIDE YOU HOME

St. Leonards Road, Nazeing, Waltham Abbey, EN9 2HW

£270,000







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Westwood Leber are delighted to bring to the market this unique two-bedroom first floor maisonette, situated in the charming village of Nazeing, Waltham Abbey. Having been improved by the current owners, the property offers well-maintained accommodation, making it an appealing opportunity for a variety of buyers.

Upon entering through its own front door, the property offers a well-proportioned living/dining room, providing a comfortable space for relaxing and entertaining, alongside a fitted kitchen, two bedrooms and a bathroom. The property also benefits from useful external storage.

A particular highlight is the impressive private garden, which is of a size more commonly associated with houses. Mainly laid to lawn, the garden features a spacious patio and brick-built barbecue area, creating an ideal setting for outdoor dining, entertaining and relaxing during the warmer months.

Conveniently positioned in the heart of Nazeing Village, the property is within approximately 0.1 mile of Nazeingbury Parade, offering a selection of local shops, including a bakery, general store and newsagents. Nazeing Primary School is also within 0.1 mile, while Broxbourne railway station is approximately 1.6 miles away, providing rail services into London.

Combining well-maintained accommodation, its own entrance and a generous private garden, this attractive maisonette offers a wonderful opportunity to enjoy village living with everyday amenities close at hand. With convenient access to local shops, schooling and transport links, early viewing is highly recommended to fully appreciate all that this property has to offer.


Haier
WATER DISPENSER

St Leonard's Way EN9

Approx. Gross Internal Area 590 Sq Ft - 54.81 Sq M



First Floor

Floor Area 536 Sq Ft - 49.79 Sq M

Ground Floor Entrance

Floor Area 54 Sq Ft - 5.02 Sq M

RICS Certified Property Measurer

Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

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