



**The Avon Nursery Road, Nazeing Waltham Abbey EN9 2JE**

**welcome to**

## **The Avon Nursery Road, Nazeing Waltham Abbey**

William H Brown are delighted to bring to the market this stunning and spacious four bedroom detached family home situated on a quiet and sought after road within moments on Broxbourne train station. An internal viewing is a must!

### **Accommodation Comprises Of: Entrance Hall**

Tiled floor, two storage cupboards.

### **Cloakroom**

Double glazed window to rear aspect, tiled floor, part tiled walls.

### **Study**

14' 10" x 7' 3" ( 4.52m x 2.21m )

Double glazed window to rear aspect, laminate floor, radiator.

### **Lounge**

18' 11" x 17' 5" ( 5.77m x 5.31m )

Double glazed window to rear aspect, two double glazed windows to side aspect, laminate floor, radiator, triple bi-fold doors to rear garden.

### **Dining Room**

14' 5" x 10' 8" ( 4.39m x 3.25m )

Double glazed window to front aspect, tiled floor, radiator.

### **Reception Room 3**

16' 1" x 15' 10" ( 4.90m x 4.83m )

Double glazed door to rear aspect, double glazed window to rear aspect, laminate floor.

### **Kitchen**

15' 7" x 11' 3" ( 4.75m x 3.43m )

Double glazed window to rear aspect, tiled floor, a range of wall and base units with complimenting worktops, space for fridge freezer.

### **Bedroom 1**

12' 2" x 12' ( 3.71m x 3.66m )

Double glazed window to front aspect, radiator.

### **En-Suite**

Velux window to rear aspect, tiled floor, tiled walls, walk in shower cubicle, wc, wash hand basin.

### **Bedroom 2**

12' x 9' 7" ( 3.66m x 2.92m )

Double glazed window to front aspect, radiator, fitted carpet.

### **Bedroom 3**

12' 2" x 9' 10" ( 3.71m x 3.00m )

Double glazed window to front aspect, radiator, double glazed window to side aspect.

### **Bedroom 4**

10' x 8' 2" ( 3.05m x 2.49m )

Double glazed window to rear aspect.

### **Bathroom**

paneled bath, tiled walls, tiled floor, wc, wash hand basin, radiator.

### **Exterior Front Garden**

The front of the property features a gated entrance, lawned area, generous driveway, and side access.

### **Rear Garden**

To the rear, the property offers a lawned area, patio space, mature shrubs, and a well-maintained garden.





**view this property online** [williamhbrown.co.uk/Property/BRX109634](http://williamhbrown.co.uk/Property/BRX109634)



welcome to

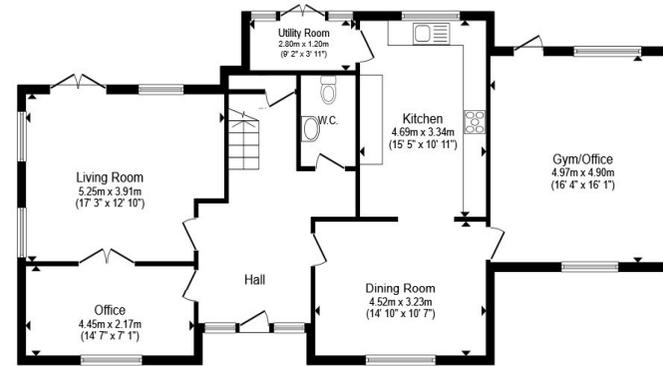
## The Avon Nursery Road, Nazeing Waltham Abbey

- Substantial detached family home
- Four bedrooms
- Three reception rooms
- Lovely countryside location
- Sought after road

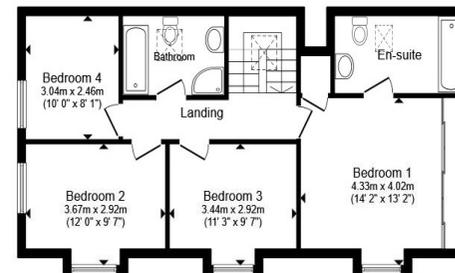
Tenure: Freehold EPC Rating: C

Council Tax Band: F

# £899,995



Ground Floor



First Floor

Total floor area 174.4 m<sup>2</sup> (1,877 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



view this property online [williamhbrown.co.uk/Property/BRX109634](http://williamhbrown.co.uk/Property/BRX109634)



Property Ref:  
BRX109634 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443. Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

william h brown



01992 464174



Broxbourne@williamhbrown.co.uk



47 High Road, BROXBOURNE, Hertfordshire,  
EN10 7HX



[williamhbrown.co.uk](http://williamhbrown.co.uk)