WESTWOODLEBER
LET US GUIDE YOU HOME

Hoecroft, Nazeing, Waltham Abbey, EN9 2RD

£399,995

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Westwood Leber are delighted to bring to the market:- this well-presented three-bedroom family home, ideally situated within a quiet cul-de-sac in the heart of the sought-after Nazeing Village. Offering well-balanced accommodation throughout, the property provides a comfortable and practical family home in a pleasant semi-rural setting, while remaining conveniently positioned for local amenities, schooling and transport links. Further benefits include gas central heating and double glazing throughout.

The accommodation begins with an inviting entrance porch leading into a spacious lounge, providing a welcoming and versatile living space. To the rear, a modern kitchen/diner is fitted with a range of units and integrated appliances, opening into a bright conservatory overlooking the garden and providing an additional reception space ideal for dining or relaxing. Upstairs, there are three well-proportioned bedrooms, with the principal bedroom benefiting from fitted wardrobes, together with a neatly presented family bathroom.

Externally, the property enjoys gardens to both the front and rear, with the rear garden being mainly laid to lawn with a patio area, creating a pleasant and low-maintenance space for outdoor entertaining and family enjoyment. The property also benefits from a garage en-bloc and allocated parking space. Nazeing Village offers a desirable semi-rural lifestyle whilst providing convenient access to nearby amenities and transport links, including Broxbourne railway station with direct services into London Liverpool Street. Early viewing is strongly recommended.

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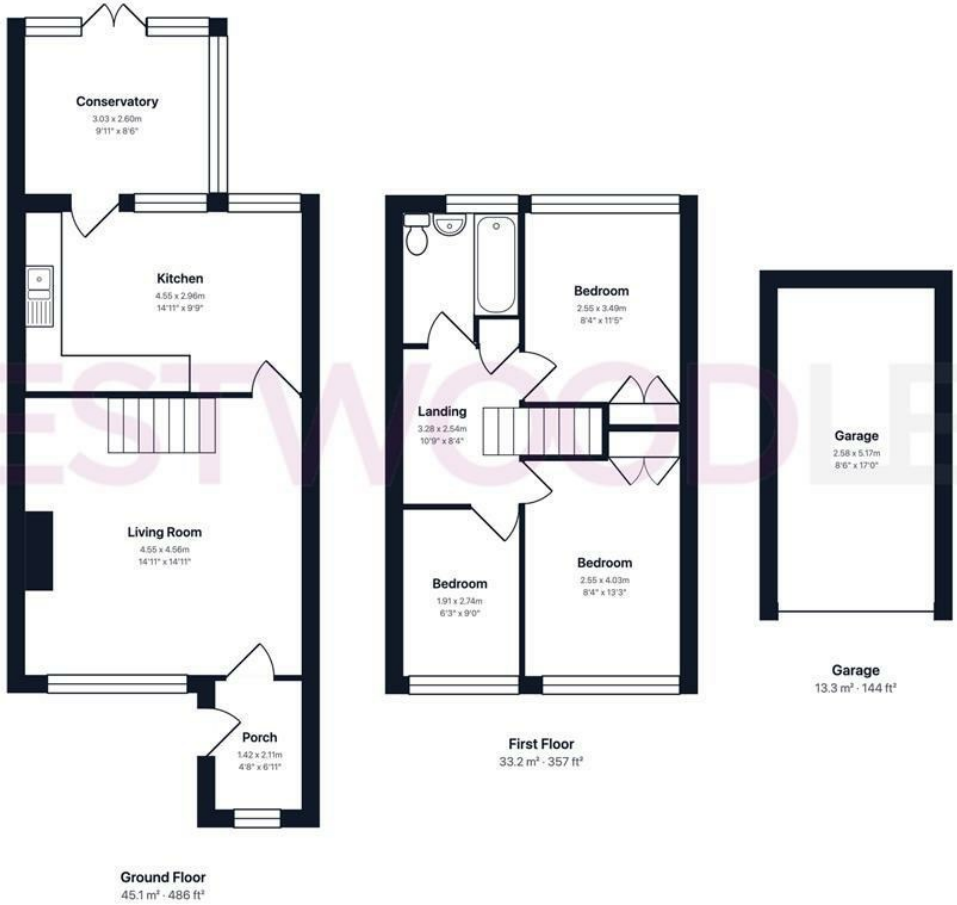

Total Area: 91.7 m² ... 987 ft²

THE FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND IS NOT TO SCALE.
Measurements and features are approximate and may differ from the actual property.
Verify all details independently; no liability is accepted for errors or omissions.

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