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Hertfordshire
EN10 7NF*

**SHOOTERS DRIVE,
NAZEING, ESSEX, EN9 2QA.**



Enjoying an elevated position with far reaching views and occupying generous sized and meticulously kept secluded gardens this surprising spacious three/four-bedroom detached bungalow is flooded with natural daylight and offers the incoming purchaser great flexibility in the arrangement of the accommodation.

Shooters Drive is a highly sought after location with the best of both worlds, surrounded by open countryside yet within easy reach of all the amenities that Nazeing has to offer, including a busy shopping parade in the heart of the village to amply cater for day-to-day requirements, well attended schools, and can even boast it has a member's golf and country club. Neighbouring towns of Broxbourne and Harlow both offer more comprehensive facilities including additional transport links by both major road and British Rail.

For those purchasers seeking a family home offering great potential and occupying a substantial plot, we would strongly encourage and early internal viewing to fully appreciate the accommodation offered.

SUMMARY OF ACCOMMODATION

***INVITING RECEPTION HALL*
*CLOAKROOM***

SUMMARY OF ACCOMMODATION CONTINUED

- *DUAL ASPECT SITTING ROOM**
- *STUNNING 27ft KITCHEN, DINING AND FAMILY ROOM**
- *SEPARATE LAUNDRY ROOM**
- *SUPERB 24ft PRINCIPAL BEDROOM**
- *THREE FURTHER DOUBLE BEDROOMS**
- *TWO SHOWER ROOMS ONE WITH JACK AND JILL ACCESS**
- *UPVC DOUBLE GLAZING**
- *ELECTRIC HEATING**
- *DETACHED GARAGE/WORKSHOP WITH DRIVEWAY**
- *METICULOUSLY KEPT SECLUDED FRONT AND REAR GARDENS**
- *SUMMER HOUSE AND SHED**

Wide quarry tiled steps rise to a brick built covered entrance porch with courtesy lighting and tiled flooring. uPVC windows either side of a composite entrance door with glazed panelling affords access to the:



INVITING RECEPTION HALL Flooded with natural daylight reflecting off porcelain tiled flooring. Turning staircase leading to the first-floor landing with understairs storage cupboard, decorative balustrade and hard wood handrail. Wall mounted electric radiator, wall light points and dimmer lighting controls. Folding panelled door leads to the kitchen with further panelled doors to the shower room, bedrooms, sitting room and additional door leading to the:

CLOAKROOM Tiled with quality wall and floor ceramics, to complement a suite comprising: wash hand basin with mixer tap, low flush w.c. coved ceiling and spotlighting.

DUAL ASPECT OPEN PLAN KITCHEN, DINING AND FAMILY ROOM 27'1 x 14'11 (overall measurement)

KITCHEN



Window to side with radiator below. Partly tiled in stone effect wall tiles with quality porcelain flooring. Fitted with a range of oak wall and base units with ample granite effect working surfaces over incorporating a stainless steel one and half bowl single drainer sink unit with mixer tap and cupboards below. Space for large American style fridge freezer and dishwasher. Free standing Zanussi double oven with four ring electric hob and stainless-steel extractor hood above. Coved ceiling and spotlighting. Room for large dining table and chairs. The ceramic tiled flooring continues seamlessly leading to the:

FAMILY ROOM



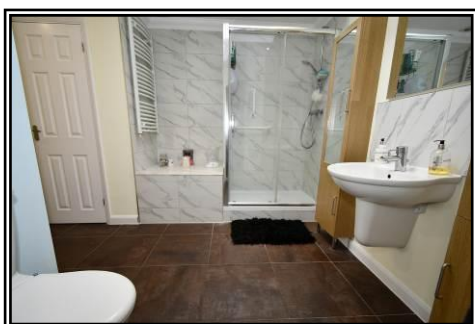
Dual aspect with stunning views over the garden, uPVC sliding doors leading to sun terrace with a further pair of sliding doors and matching glazed side lights lead to the rear garden, coved ceiling and media point connections. Panelled door affords access to:

SEPARATE LAUNDRY ROOM 9'1 x 6'11 Large window overlooking the rear garden. Fitted with a range of oak base units with marble effect working surfaces over incorporating a stainless-steel single drainer sink unit with mixer tap and cupboards below. Space for washing machine and tumble direr. Wall mounted electric radiator, coved ceiling and slate effect tiled flooring.

BRIGHT SITTING ROOM 14'11 x 11'11 Dual aspect with views to the front over far reaching countryside. Coved ceiling, radiator and media point connections.



PRINCIPAL SUITE 25'5 x 10'2 Dual aspect with sliding uPVC doors leading to the garden. Coved ceiling media point connections radiator and dimmer light controls, panelled door leading to :



JACK AND JILL SHOWER ROOM 15'1 9'1 Velux sky light window, partly tiled in marble effect wall ceramics with slate effect stone tiled flooring to complement a suite comprising: tiled walk in double size shower cubical with glass wall and sliding door, fitted with power shower. Wash hand basin with mixer tap and tiled splash back. Low flush w.c. Spotlighting and coving. Double doors to linen cupboard housing a Megaflo water cylinder with adjacent pine shelving, return door to reception hall.

SECOND BEDROOM 11'10 x 11'10 Front aspect overlooking the garden with countryside views beyond, coved ceilings and media connections.



FOURTH BEDROOM 11'11 x 6'4 Window to side with radiator below and coved ceiling.

FIRST FLOOR LANDING Velux skylight window and access to the insulated loft space, panelled door to third bedroom, with further door leading to:

SHOWER ROOM Velux window. Partly tiled in decorative wall ceramics to complement suite comprising corner shower unit with electric shower and curved sliding doors. Pedestal wash hand basin and low flush w.c Wood effect flooring.

THIRD BEDROOM 13'4 x 9'7 Bright with natural daylight from the window to front plus additional sky light window. Electric radiator and double panelled doors to built in wardrobe. Media point connections. Further panelled door to walk in boarded loft ideal for easy access storage with light connected. Potential to further extend.



EXTERIOR

Front



The property is approached via a wide driveway leading to the detached garage, together with a wide slabbed pathway allows level access to the entrance door. The garden is principally laid to lawn with wide well stocked shrub borders. Well established red robin hedge row provides excellent screening to the front, while mature lavender bushes dispersed throughout the garden provide colour and scent.

Garage 17'3 x 9'4

Double doors provide access to the garage with power and light connected with further glazed door leading to the rear garden. Adjacent is a wrought iron gate leading to the:

Rear Garden



The stunning rear garden is a true delight and a real labour of love, meticulously maintained, to one side of the property is a York stone paved sun terrace with water supply and access to the front garden, driveway and garage. Red brick retaining walls flank seasoned oak steps that rise to an elevated lawned garden which is extremely well secluded by a mixture of panelled fencing and wide borders stocked full of perennials, mature flowering shrubs, and evergreens, planted with a great deal of thought to give colours throughout the seasons. To one corner of the garden is a large summer house with double doors, windows and decked veranda balcony offering an ideal spot from where to sit and admire the garden and views beyond. A further timber garden shed can be found to one side of the garden providing a second seating area. At night the gardens and property are enhanced by the external lighting.

Summer House



PRICE: £725,000 FREEHOLD

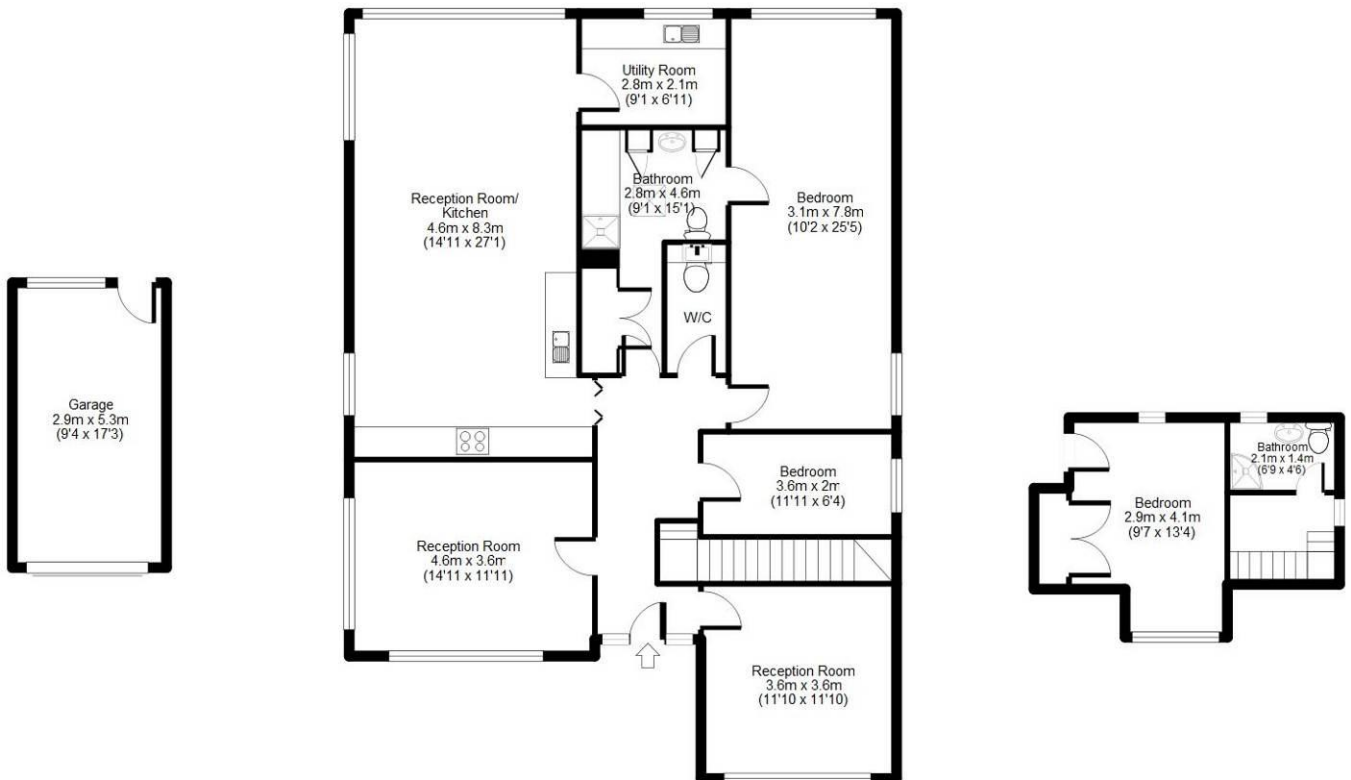
Energy Performance Graph



The full Energy Performance Certificate can be viewed at our office, or a copy can be requested via email

Floorplans

APPROX GROSS INTERNAL FLOOR AREA: 1747 sq. ft / 162 sq. m



Redress Scheme: - The Property Ombudsman - www.tpos.co.uk



VIEWING: By appointment with **Owners Agents** -
please contact: **JEAN HENNIGHAN PROPERTIES** - telephone 01992 445055

Important Note One: To conform with the new E.C. Money Laundering Directive, purchasers are now required to provide photographic identification in the form of a passport or drivers license together with a copy of a recent utility bill. We would recommend that prospective purchasers have these documents available to save any delay, when a sale is agreed.

Important Note Two: These sales particulars have been prepared by Jean Hennighan Properties upon the instructions of the vendor(s) and do not constitute any part of a contract. Services, fittings and equipment referred to within have not been tested (unless otherwise stated) and no warranties can be given. All measurements are approximate and are for descriptive purposes only. Accordingly, the prospective purchaser(s) must make their own enquiries regarding such matters. Det2722

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