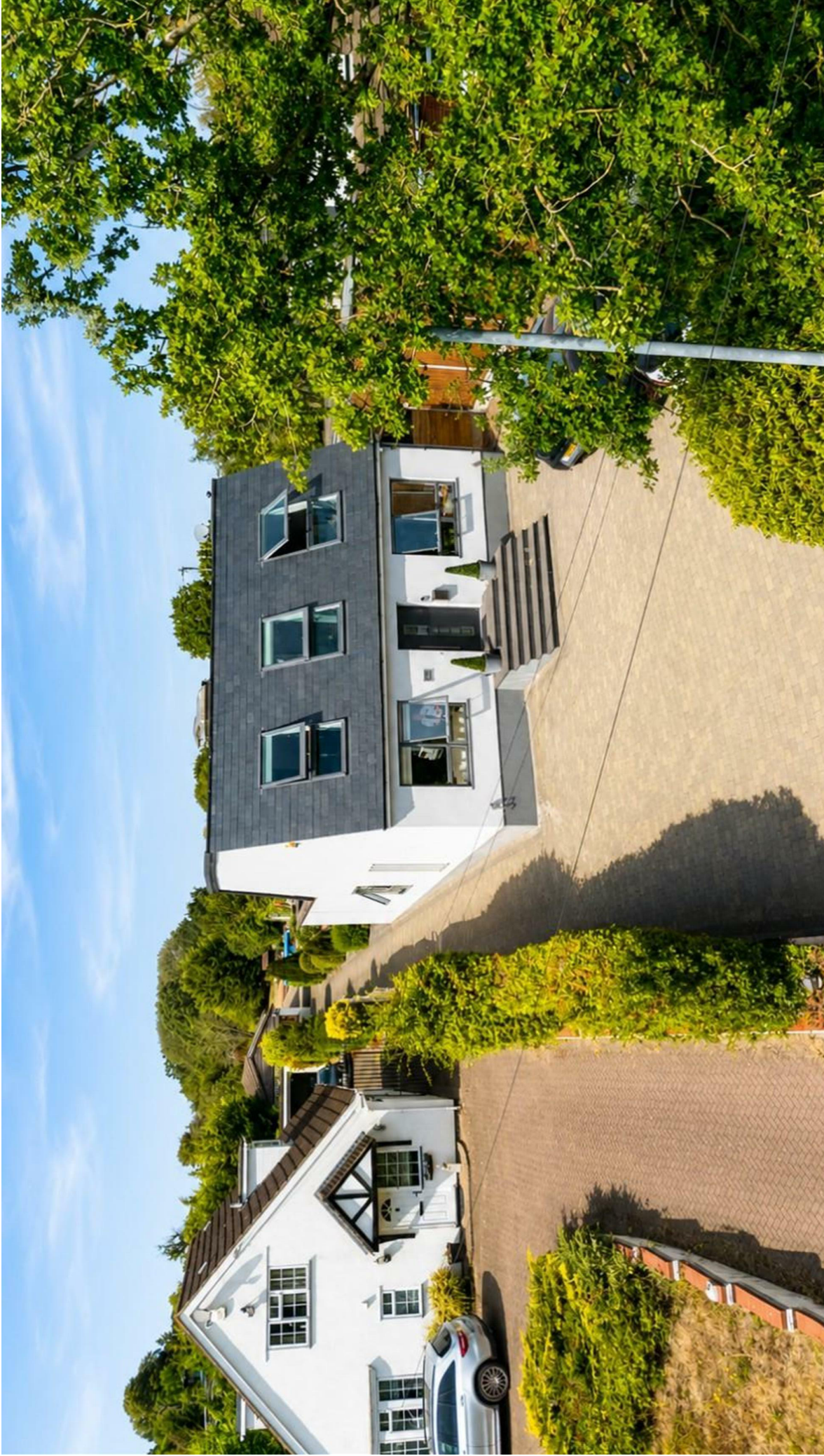
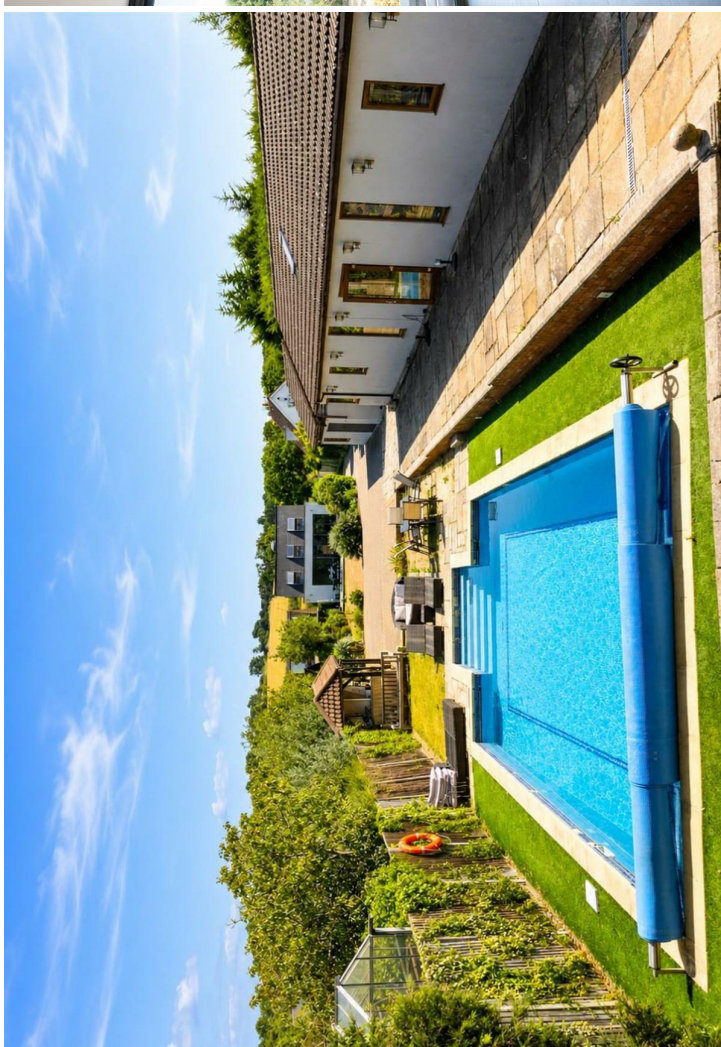
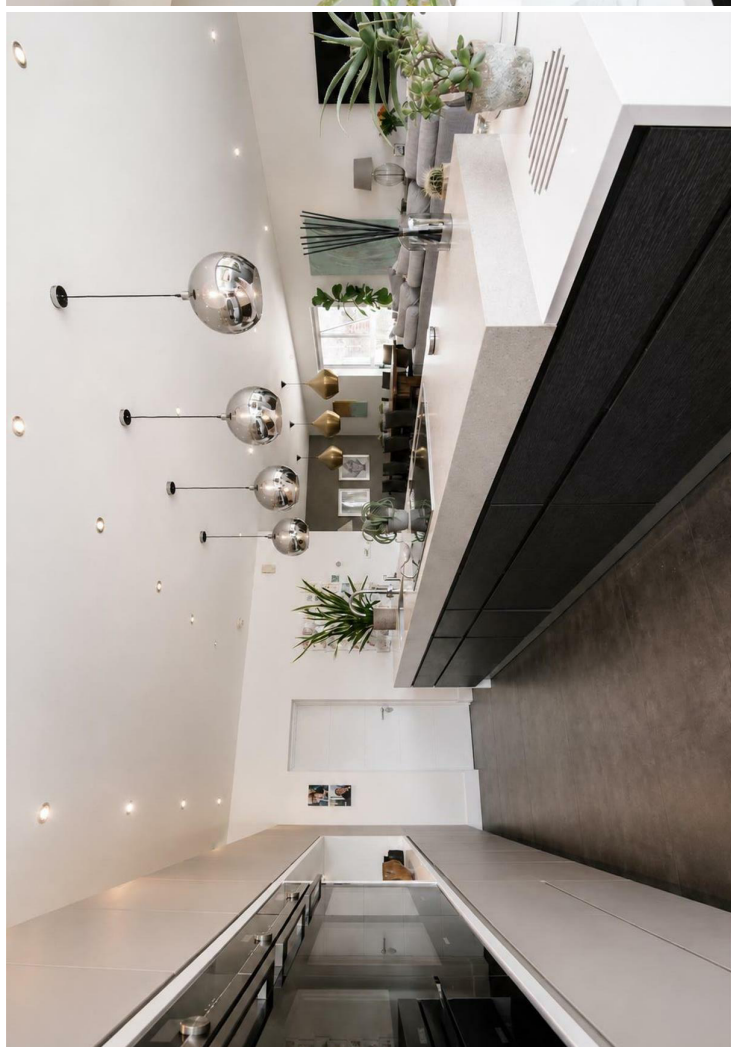




 FINE &
COUNTRY

St. Leonards Road | Nazeing | EN9 2HQ |





St. Leonards Road | Nazeing | EN9 2HQ

Nestled in the charming Nazeing Village, this exceptional four-bedroom detached family home with a 3 bedroom detached annex offers a perfect blend of luxury and comfort. Set on a substantial plot of approximately one acre, the property is designed and built to the highest standards, showcasing stunning interiors throughout.

The ground floor features an expansive open-plan kitchen, dining and living area, equipped with high-specification fittings and forming the heart of the home. Featuring bi-folding doors that open fully onto the garden, the space creates a seamless connection between indoor and outdoor living, making it ideal for both family life and entertaining. This impressive space is complemented by a large, bright sitting room, study and a versatile reception room, currently utilised as a gym. The ground floor is further enhanced by a utility room, boot room, large cloakroom and underfloor heating throughout, ensuring warmth and comfort.

Upstairs, the property offers four generously sized bedrooms, with the principal bedroom benefiting from its own en-suite shower room. The remaining bedrooms are served by a well-appointed family bathroom/shower room.

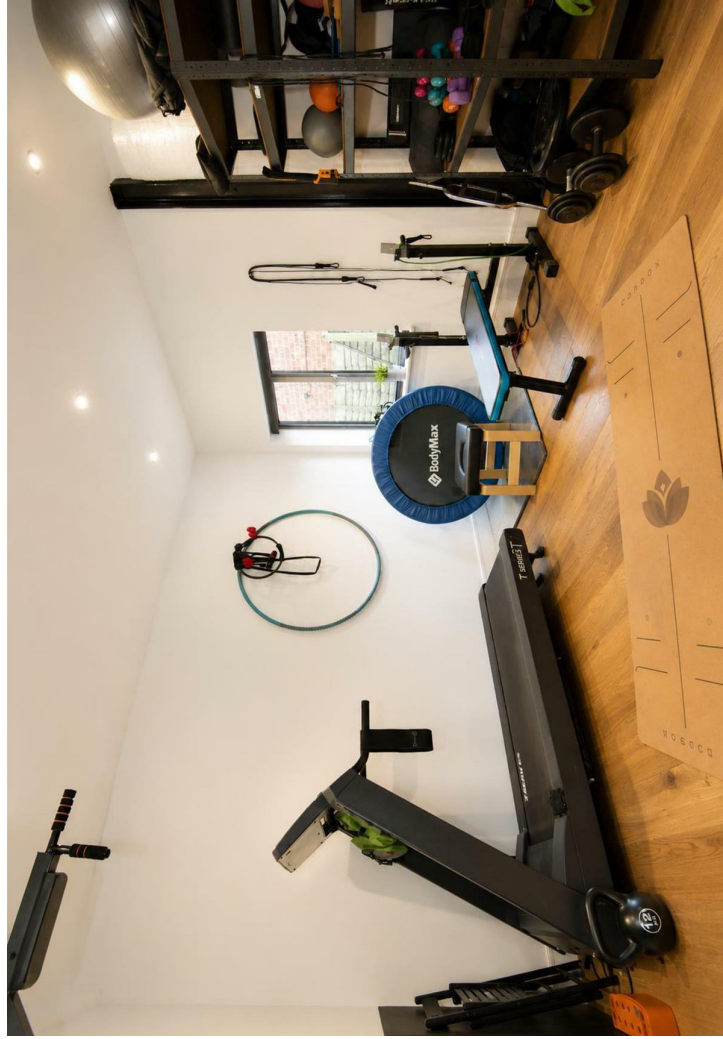
Externally, the property boasts a front and side drive with ample parking for multiple vehicles, a heated swimming pool, and a delightful patio area, perfect for al fresco dining. The vast rear garden offers a private retreat, backing onto the picturesque Clayton Hill Country Park, providing a serene backdrop for relaxation.

Adding to the appeal is a self-contained annexe located at the rear of the property, featuring three bedrooms, a shower room, and an open-plan living area, making it perfect for guests, office or extended family members.

Conveniently located near Broxbourne train station, local schools, and essential shops, this stunning home is a rare find in Nazeing. An internal viewing is highly recommended to fully appreciate the quality and charm this property has to offer.

The property benefits from Mains drainage, gas central heating, mains water and electricity. The annex also has under floor heating.

- Detached House and Annex • Kitchen/ Dining/Family Room • 3 Further reception Rooms
- 4 Bedrooms & 2 Bathrooms • Detached 3 Bedroom Annex • 1 Acre Plot
- Lots of Parking & 2 Garages • Swimming Pool • 4428 Sq Feet of Appro. Property



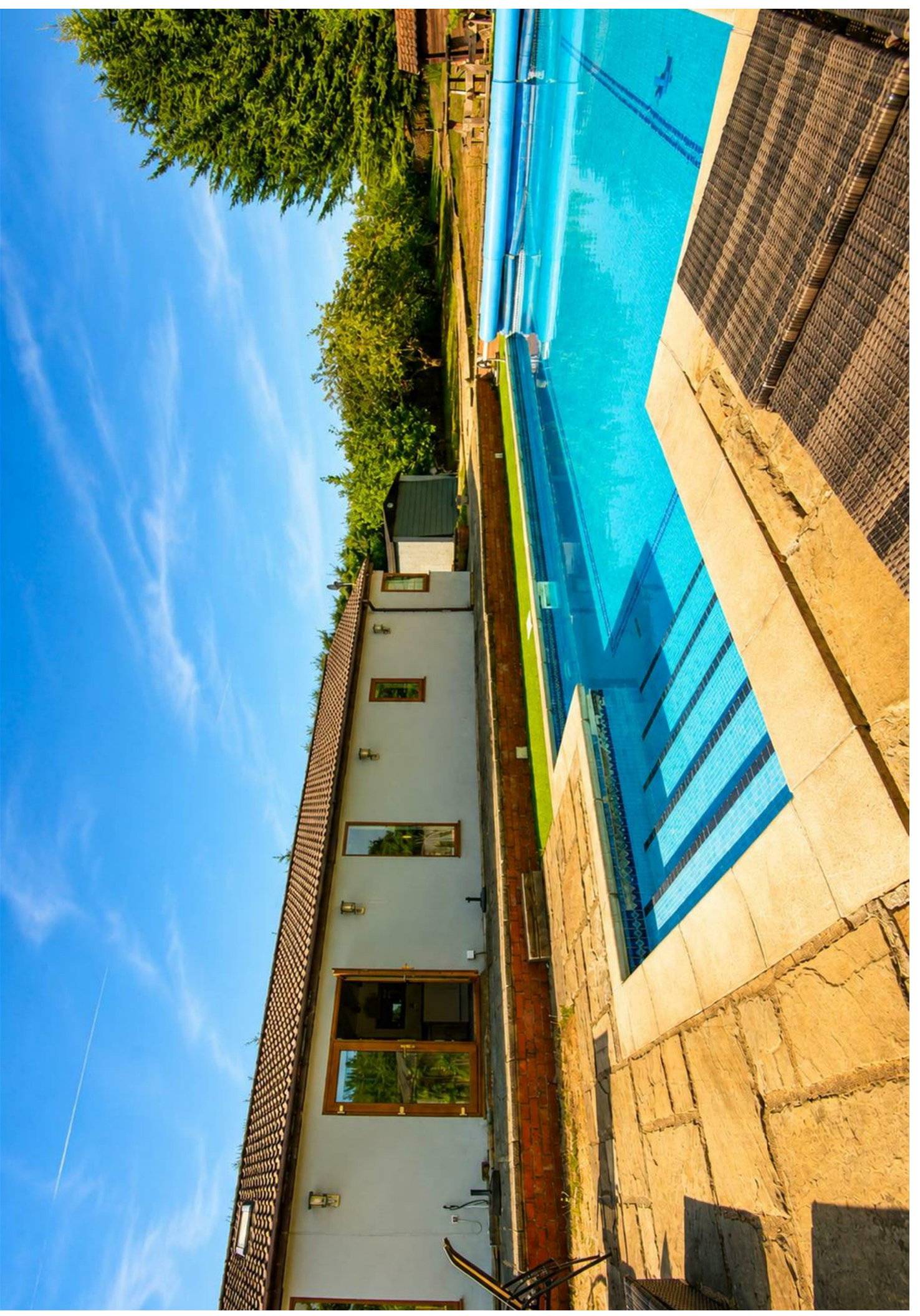


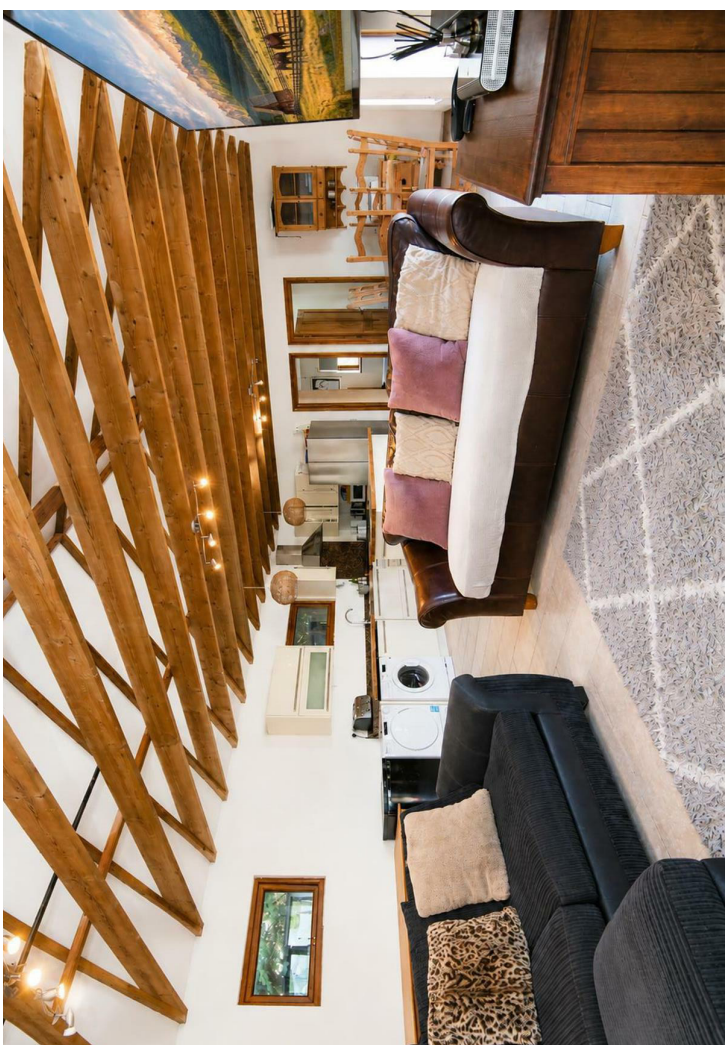
Disclaimers: 1. In-line with money laundering regulations (MLR), purchasers will be asked to produce identification documentation. 2. These particulars do not constitute part or all of an offer or contract. 3. Measurements on any of our documentation is supplied for guidance only, as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. The property - The agency has not tested; any apparatus, equipment, fixtures or services. It is the buyer's interest to check the working condition of the aforementioned. Nothing concerning the type of construction or condition of the structure is implied from the agents' photographs. 5. EPC information - is available upon request. 6. We are not able to offer opinion, either written or verbal on the content of reports. This must be obtained from your legal representative, or relevant qualified professional. 7. Whilst care is taken in the preparation of our information, a buyer should ensure that their legal representative confirms as soon as possible all matters relating to; The title including the extent and boundaries of the property and other important matters before exchange of contracts. All interested party/parties should inspect the property prior to exchange of contracts.

Tenure:	Freehold
Council:	Epping Forest Council
Tax Band:	E

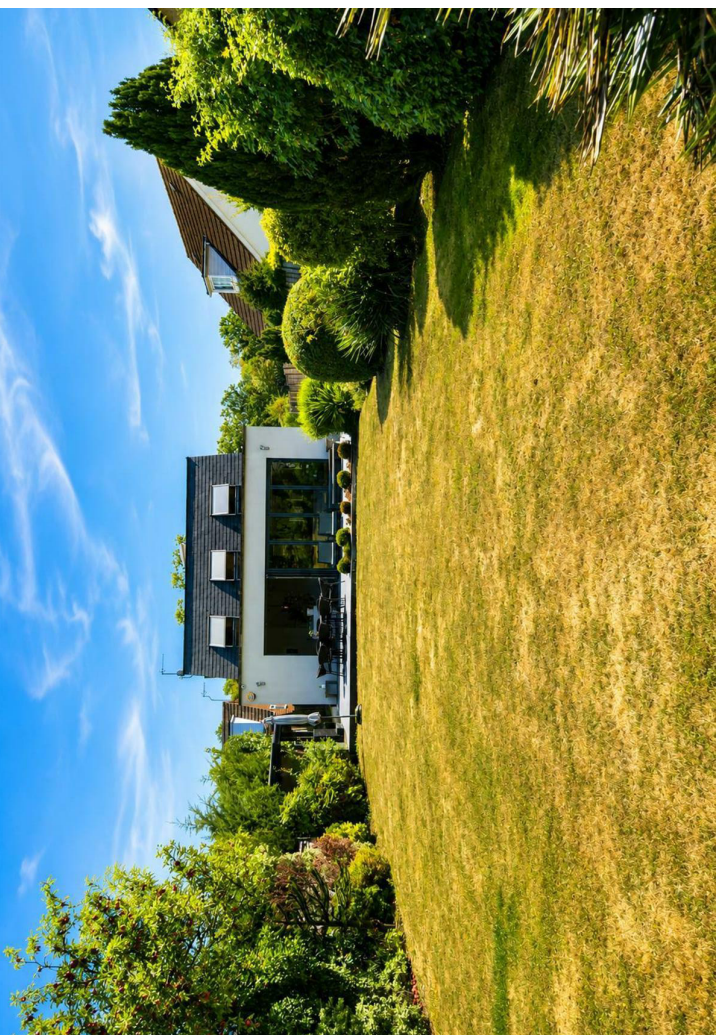
2 2 4

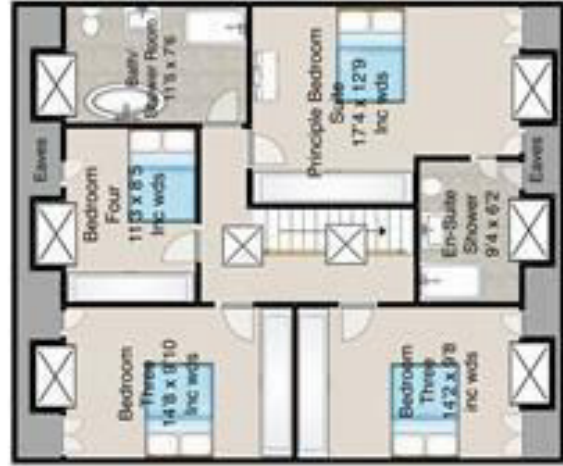
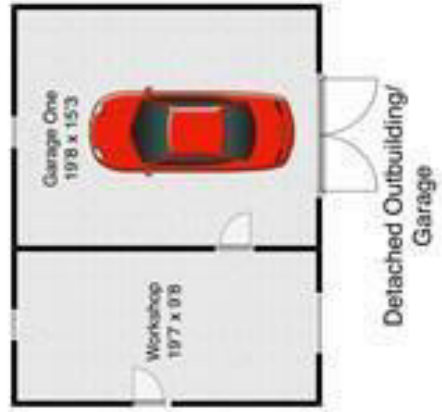
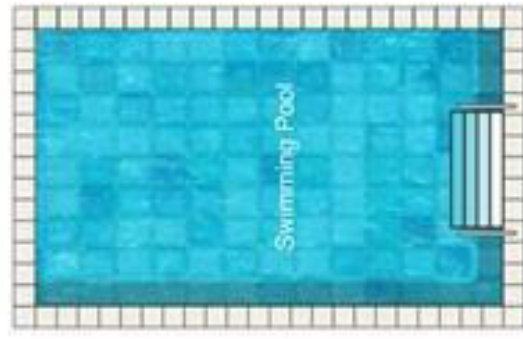












St. Leonards Road
Nazeing

Main House 2633
Annex/Office 1142
Garage/Workshop 492
Garage 2 161
Total Approx Sq Ft 4428



Denotes slight windows

First Floor



Ground Floor

This floor plan is for guidance only and may not be accurate. Fine and Country have added furnishings as a visual guide only and will not be included in any contract. The floor plan is covered by the Copyright Act and can not be copied or altered without the consent of Fine and Country Ltd. Nazeing.



Fine & Country Cheshunt
1 High Street
Cheshunt
Hertfordshire EN8 0TA
Tel: 01992 631314
cheshunt@fineandcountry.com
www.fineandcountry.co.uk

Fine & Country Hoddesdon
37 High Street
Hoddesdon
Hertfordshire EN11 8TA
Tel: 01992 449 500
hoddesdon@fineandcountry.com
www.fineandcountry.co.uk

