

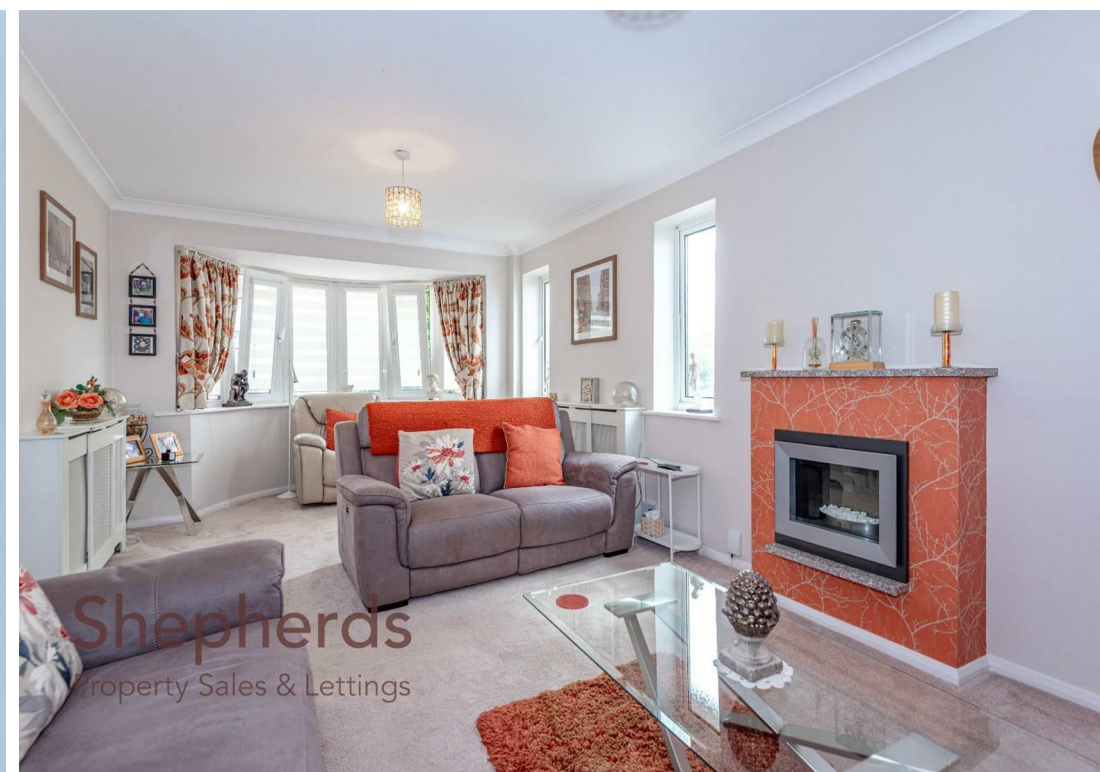


Shepherds
Property Sales & Lettings



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Highland Road | Nazeing | EN9 2PT | Offers Over £670,000





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Nestled in the charming area of Highland Road, Nazeing, Waltham Abbey, this delightful detached bungalow offers a perfect blend of space and comfort. Built in 1962, the property spans an impressive 1,908 square feet (approx inc garage) and boasts four well-appointed reception rooms, making it an ideal home for families or those who enjoy entertaining.

Upon entering, you are welcomed by a spacious entrance hall that leads to a generous living room, measuring 22'11 x 11', perfect for relaxation. The kitchen and breakfast room, measuring 21'2 x 10'10, is a bright and inviting space, ideal for casual dining. The dining room, measuring 11'7 x 10'9, provides a lovely setting for more formal meals. Additionally, a utility room and cloakroom W.C. enhance the practicality of this home.

The bungalow features three comfortable bedrooms, with the main bedroom being particularly spacious at 21'3 x 10'11, with a large modern shower room next to it. The second bedroom, measuring 14' x 12'1 into bay with fitted wardrobes, and the third bedroom at 12'10 x 8'2 max with an en-suite shower room, offer ample space for family or guests. A study, measuring 6'8 x 5'5, provides a quiet area for work or hobbies, while a conservatory, extending 35'2 x 7'2, invites you to enjoy the beauty of the west-facing rear garden.

Outside, the property is equally impressive, featuring a front garden and driveway with parking for up to four vehicles, along with a garage/workshop measuring 18'7 x 8'3. The covered walkway adds a touch of charm and convenience.

This bungalow is a rare find, combining spacious living areas with a tranquil setting, making it a perfect choice for those seeking a peaceful yet accessible lifestyle. Don't miss the opportunity to make this wonderful property your new home.

The property benefits from gas central heating, mains drainage water and electricity. The property has UPVC double glazing. Burglar Alarm and Electric garage door



- Detached Bungalow
- 2 Bathrooms
- 2 Receptions, study & Conservatory
- Gas Central Heating
- Flat walking Distance of Shops
- 3 Bedrooms
- Modern Kitchen /Breakfast Rooms
- Garage & Driveway
- West Facing Garden



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 in 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 :
Council:
Tax Band:

Freehold
Epping Forest
F





Entrance Door	Bedroom One
Entrance Porch	21'3 x 10'11
Entrance Hall	Large Shower Room
Living Room	7'7 x 7'
22'11 x 11'	Bedroom Two
Kitchen/ Breakfast Room	14' x 12'1 into bay
21'2 x 10'10	Bedroom Three
Dining Room	12'10 x 8'2 max
11'7 x 10'9	En-Suite Shower
Utility Room	Exterior
5'5 x 4'9	Front Garden
Cloakroom W.C.	Front Driveway
Study	Garage/Workshop
6'8 x 5'5	18'7 x 8'3
Conservatory	Covered Walkway
35'2 x 7'2	West Facing Rear Garden
	Agents Note Please speak to Shepherds re Insuring

Highland Road Nazeing



This floor plan is for guidance only and may not be accurate. Shepherds 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 1988 and can not be reused or edited without the consent of Shepherds Estate Agents Ltd.



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