



**Crooked Way, Nazeing Waltham Abbey EN9 2LE**

**welcome to**

**Crooked Way, Nazeing Waltham Abbey**

William H Brown are delighted to bring to the market this charming chain free four bedroom detached family home situated in the heart of popular Nazeing, it comes with its own self contained annexe and a double garage. An early viewing is a must!



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

Storage cupboard.

### **Cloakroom**

Double glazed window to side aspect, wc, tiled floor, wash hand basin.

### **Lounge**

20' 8" x 12' 5" ( 6.30m x 3.78m )

Two double glazed windows to front aspect, two radiators.

### **Kitchen / Diner**

20' 8" x 9' 11" ( 6.30m x 3.02m )

A range of wall and base units with complimenting worktops, integrated oven, radiator, part tiled walls, double glazed window to rear aspect, double glazed door to rear aspect.

### **Landing**

Double glazed window to side aspect, radiator, access to the loft.

### **Bedroom 1**

13' 7" x 12' 3" ( 4.14m x 3.73m )

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

### **En-Suite**

Double glazed window to side aspect, tiled floor, tiled walls, wc, wash hand basin, shower cubicle.

### **Bedroom 2**

13' 7" x 7' ( 4.14m x 2.13m )

Double glazed window to front aspect, radiator.

### **Bedroom 3**

11' 7" x 10' ( 3.53m x 3.05m )

Double glazed window to rear aspect, radiator.

### **Bedroom 4**

10' 1" x 8' 11" ( 3.07m x 2.72m )

Double glazed window to rear aspect,

### **Exterior Front Garden**

To the front of the property is a driveway, lawn area.

### **Rear Garden**

To the rear of the property is a lawn area, double garage.

### **Outbuilding**

Double glazed window to front aspect, laminate floor.

### **Kitchen Area**

9' 9" x 6' 6" ( 2.97m x 1.98m )

Tiled floor, a range of wall and base units with complimenting worktops, radiator.

### **En-Suite**

Double glazed window to front aspect, tiled floor, part tiled walls, shower cubicle, wc.



**view this property online** [williamhbrown.co.uk/Property/BRX109739](http://williamhbrown.co.uk/Property/BRX109739)



welcome to

## Crooked Way, Nazeing Waltham Abbey

- Detached family home
- Double garage and drive
- Self contained annexe with kitchen and bathroom
- Potential to extend STPP
- Four bedrooms

Tenure: Freehold EPC Rating: D

Council Tax Band: F

**£595,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/BRX109739](http://williamhbrown.co.uk/Property/BRX109739)



Property Ref:  
BRX109739 - 0002

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](mailto:Broxbourne@williamhbrown.co.uk)



47 High Road, BROXBOURNE, Hertfordshire,  
EN10 7HX



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