

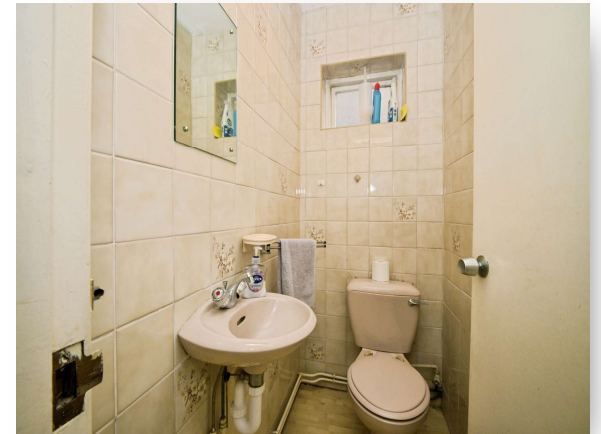


**Sunnyside, Nazeing Waltham Abbey EN9 2RH**

**welcome to**

**Sunnyside, Nazeing Waltham Abbey**

William H Brown are delighted to bring to the market this lovely chain free three/four bedroom detached family home situated in the heart of popular Nazeing village. An early viewing is a must.



**Accommodation Comprises Of:  
Entrance Porch**

Double glazed door to front aspect.

**Cloakroom**

Double glazed window to side aspect, vinyl flooring, wc, wash hand basin.

**Lounge**

19' 3" x 14' ( 5.87m x 4.27m )

Double glazed window to front aspect, radiator.

**Dining Room**

13' 11" x 9' 11" ( 4.24m x 3.02m )

Patio doors leading into the garden, radiator, storage cupboard.

**Kitchen**

12' 4" x 9' 8" ( 3.76m x 2.95m )

Double glazed window to rear aspect, part tiled walls, tiled flooring, integrated double oven, double glazed door to rear aspect.

**Landing**

Access to the loft with ladder, storage cupboard.

**Bedroom 1**

13' 9" x 9' 11" ( 4.19m x 3.02m )

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

**Bedroom 2**

14' 7" x 7' 5" ( 4.45m x 2.26m )

Double glazed window to rear aspect, radiator, storage cupboard.

**Bedroom 3**

9' 7" x 8' 3" ( 2.92m x 2.51m )

Double glazed window to front aspect, radiator.

**Bathroom/Bedroom 4**

Double glazed window to rear aspect, storage cupboard, walk in shower cubicle, radiator, vinyl flooring.

**Bathroom**

Double glazed window to side aspect, wc, wash hand basin, paneled bath, tiled walls, vinyl flooring, radiator.

**Exterior  
Front Garden**

To the front of the property is a driveway, garage.

**Rear Garden**

To the rear of the property is a patio area, lawn area.



**view this property online** [williamhbrown.co.uk/Property/BRX109505](http://williamhbrown.co.uk/Property/BRX109505)



welcome to

## Sunnyside, Nazeing Waltham Abbey

- Detached
- Three/four bedrooms
- Nazeing village location
- Drive and garage
- Front and rear garden

Tenure: Freehold EPC Rating: D  
Council Tax Band: F

**£565,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
BRX109505 - 0006

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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.



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