

# WALNUT TREE CLOSE

NAZEING, EN9 2RJ



# THE DEVELOPMENT

Welcome to Walnut Tree Close. An impressive collection of executive family homes situated within a cul-de-sac position in a stunning rural location. The south elevation of the site overlooks the conservation area with views to Nazeing Golf Course and Harolds Park Farm Riding Stables at the back of the crooked mile. Ideally located just a short drive from Broxbourne train station, Walnut Tree Close offers regular, fast train links into London.

These enviable homes offer stylish accommodation throughout to include an entrance hall and cloakroom, lounge with fireplace and inset log burner and open plan kitchen / family room to the ground floor. The first floor landing provides access to bedrooms three and four, a family bathroom and study room plus bedroom two with en-suite. The large master suite occupies the whole top floor and features a large en-suite shower room and Velux balcony to the rear. Externally, the properties all have large gardens and each home affords a high degree of privacy.



# SPECIFICATION

## KITCHEN

- > Modern kitchen units with soft close doors and drawers
- > Quartz worktops and upstand with under worktop LED lighting
- > Integrated Bosch appliances including; double multifunctional oven, combination microwave, glass induction hob, extractor hood, dishwasher, fridge/freezer, washer/dryer
- > Integrated cutlery drawer
- > Quooker hot water tap
- > Under mounted ceramic sink

## BATHROOM & EN-SUITES

- > White sanitaryware with chrome taps
- > Rainfall showers
- > Mirrored wall cabinets including shaver socket and under cabinet PIR lighting
- > Heated chrome towel rail

## INTERNAL

- > Fireplace with inset log burner in the lounge
- > Underfloor heating to the ground floor
- > Satellite dish and TV/SAT distribution system
- > Fibre broadband available (subject to connection by homeowner)
- > Fitted wardrobes to master bedroom

## EXTERNAL

- > Car charging point
- > Rear outside tap
- > Paved patio with turfed garden
- > Outside lights



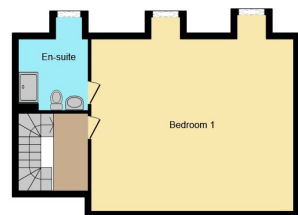


## PLOTS 1, 2 & 4



**Ground Floor**

**First Floor**



**Second Floor**

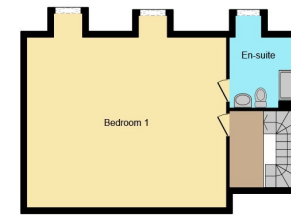
This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

## PLOTS 5 & 6



**Ground Floor**

**First Floor**



**Second Floor**

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# THE LOCAL AREA

Nazeing offers a quaint and picturesque setting for 21st century living. The bustling row of village stores stock all your everyday needs and more, with a butcher, barber, beautician and popular sandwich bar nestling alongside the post office, pharmacy, and convenience store. There is an Ofsted rated 'Good' pre-school and primary school in the village.

Sports and leisure fans are well catered for, with three facilities less than 20 minutes' drive: the Laura Trott Leisure Centre, for one, has a gym, swimming pool and racquet courts, not to mention a range of fitness classes. Nazeing has its own football club and thriving cricket club, while Nazeing Golf Club is one of a number of highly rated courses in the area. The beautiful countryside cries out to be explored, with footpaths, cyclepaths and bridleways aplenty. For children, Clayton Hill Park is a perfect picnic spot.

The Lea Valley Regional Park stretches an incredible 26 miles along the leafy banks of the River Lee, from Ware, through Nazeing, to the Thames at East India Dock Basin. The river is excellent for fishing, as are the lakes at Fishers Green, which host no fewer than 12 angling clubs. The Lee Valley Boat Centre hires out rowing boats or motor boats for the day and offers cruises along the river. For serious water enthusiasts, there are local sailing and rowing clubs and the London Olympic White Water Rafting Centre is nearby.

Despite the fresh air, tranquil rivers and open countryside, Nazeing is surprisingly close to London. On the Hertfordshire/Essex border, it boasts easy access to the M11, A414, A10 and junction 25 of the M25, which is just 15 miles from central London.



For more information or to arrange a viewing please contact the Broxbourne office on

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