



Shepherds

Property Sales & Lettings

Langley Green | Nazeing | EN9 2JJ | £524,995





The image shows a bright, modern kitchen and dining area. On the left, there is a black range cooker with a large oven and a stainless steel range hood. Above the cooker are white cabinets with wooden trim. A central wooden island with a black countertop has three wooden bar stools with metal frames. To the right of the island is a window and a round clock. Large glass doors on the right side of the room lead to a garden with a patio, wicker furniture, and a wooden shed. The floor is covered in light-colored tiles. The lighting is warm, with a multi-bulb chandelier in the kitchen and a modern pendant light in the dining area.

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A delightfully finished and extended 3 Bedroom end of terrace house that has been tastefully extended and benefits from a detached TRIPLE Garage at the bottom of the rear garden. Backing onto Lea Valley Regional Park and opposite the popular Clayton Hill Park. A few short footsteps away are a good selection of local shop. Broxbourne over ground rail station is within a short distance offering frequent rail services into London Liverpool Street, Stratford International, Cambridge and Stanstead Airport.

The accommodation briefly comprises of: Porch Area to entrance Hall, Modern ground floor Shower and WC, Good size Living Room, Extended Kitchen/Dining Room with Utility Room off . To the first floor there are two large double Bedrooms with a comprehensive range of recently fitted attractive wardrobes plus a large single 3rd Bedroom and a refitted family Bathroom. The flooring to entrance hall and living room have been recently fitted.

To the outside the property is a landscaped neat front garden adjacent a small green, so parking and Triple garage are located to the rear of the property, there are both a pedestrian tunnel access from front plus a side access to the rear. There is an attractive large covered veranda which allows for 'Alfresco Dining' and entertaining, and a pleasant secluded rear garden. The property benefits from UPVC double glazing and Gas Central heating.

Services Connected:
Mains Gas, Mains water: Mains electricity: Mains drainage.
Rear access to Garage for parking no driveway access to the front as fronting a small green.

- 3 Bedroom House
 - 2 Modern Bathrooms
 - Gas Central Heating
- Extended End Of Terrace
 - Triple Garage/Workshop
 - UPVC Double Glazing
- Modern Kitchen/Dining Room
 - Covered Outside Dining Area
 - Lea Valley Regional Park



Entrance Door	Bedroom One
Porch Area	15'11 x 9'11
7'3 x 3'	
Hallway	Bedroom Two
11'6 x 5'10	11'6 x 10'8 + eds
Shower/Cloakroom	Family Bathroom
6'7 x 5'6	6'3 x 5'10
Living Room	Bedroom Three
19'6 x 11'4	8'5 x 7'9
Kitchen /Dining Room	Front Garden
16'11 x 11'9	Covered Veranda
Utility	18' x 12'
7'5 x 4'2	
Landing	Rear Garden
	Triple Garage/Workshop
	31'5 x 23'7
	Shed



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.

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Tenure : Freehold
Council: Epping Forest District Council
Tax Band: D

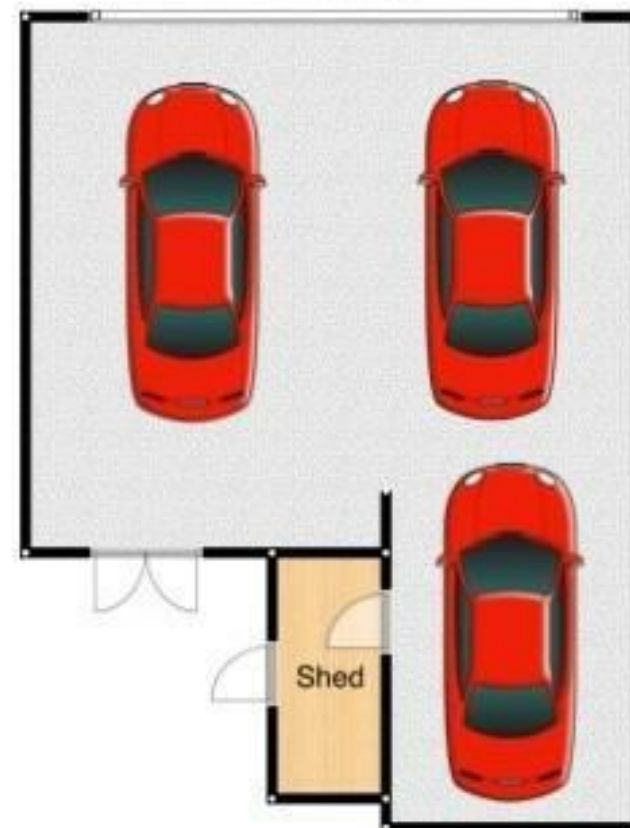




Langley Green
Nazeing Road
Nazeing



Triple Garage/
Workshop
31'5 x 23'7



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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FINE & COUNTRY

