



Shepherds
Property Sales & Lettings

John Eliot Close | Nazeing | EN9 2NZ | £575,000



Shepherds
Property Sales & Lettings



Shepherds
Property Sales & Lettings



Shepherds
Property Sales & Lettings



Shepherds
Property Sales & Lettings



Shepherds
Property Sales & Lettings

John Eliot Close | Nazeing | EN9 2NZ

This delightful detached house offers a perfect blend of comfort and modern living. This well-presented family home features three spacious bedrooms, making it an ideal choice for families or those seeking extra space.

Upon entering, you will find entrance hall leading to a good size reception room that provides a warm and inviting atmosphere perfect for both relaxation and entertaining. The property boasts a recently re-fitted bathroom, showcasing contemporary design and functionality and a ground floor cloakroom ensuring that your daily routines are both comfortable and stylish. The exterior of the home is equally appealing, with a garage and a private driveway providing ample parking for family and guests, and a neat terrace rear garden perfect for entertaining and alfresco dining.

The surrounding area is peaceful with Nazeing offering a sense of community while still being conveniently located for local amenities, there are a good selection of local shops with Broxbourne also within a reach and its over ground rail station with frequent overground rail services into London Liverpool Street or Stratford International. This property has been thoughtfully maintained and updated, whether you are looking to settle down in a family-friendly neighbourhood or seeking a spacious home with room to grow, this three-bedroom detached house in Nazeing is a wonderful opportunity not to be missed.

* Mains Electric * Mains Gas * Mains Drainage * Mains Water *

- 3 Double Bedrooms
 - Shower/ Bathroom
 - Cloakroom
 - Garage and own driveway
- Large Living/Dining Room
 - Link Detached House
 - Gas Central Heating
- UPVC Double Glazing
 - Modern Kitchen
 - Chain Free



Entrance Porch

5'10 x 3'10

Entrance Hall

13'4 x 6'2

Cloakroom

7'1 x 2'8

Living / Dining Room

20'8 x 16'8

Kitchen

10'6x 10'1

Landing

Bedroom One

14'4 max x 10'0

Family Bath/Shower Room

8'10 x 6'4

Bedroom Two

12'5 x 9'11

Bedroom Three

13'7 x 7'11 + wd

Exterior

Front Garden & Driveway

Garage

16'9 x 7'10

Rear Garden



Shepherds
Property Sales & Lettings

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.


3


1


1


C

Tenure :
Council:
Tax Band:

Freehold
Epping Forest District Council
E



Shepherds
Property Sales & Lettings



Shepherds
Property Sales & Lettings



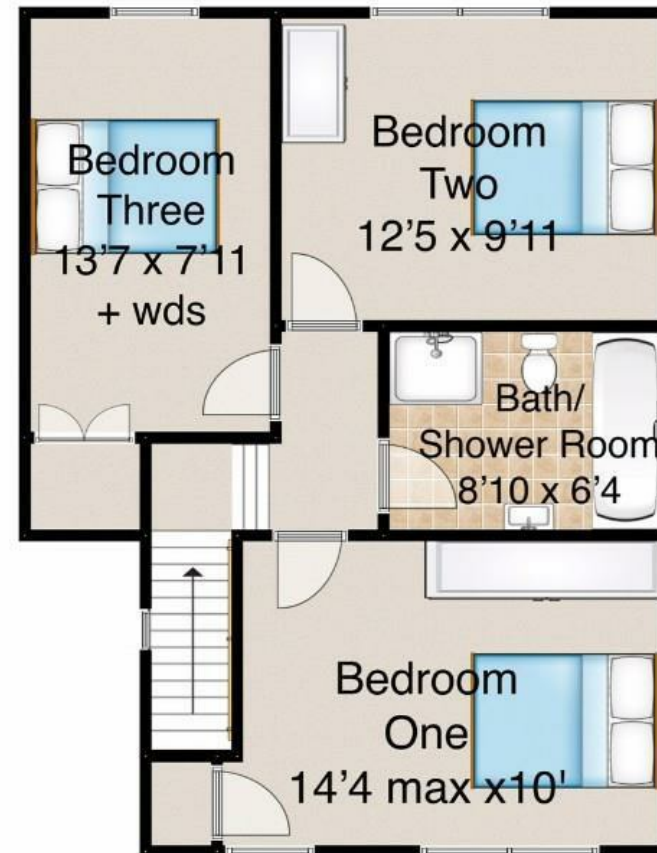
Shepherds
Property Sales & Lettings



Shepherds
Property Sales & Lettings



John Eliot Close
Nazeing



This floor plan is for visual guidance and may not be accurate or to scale. Shepherds have added furniture 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.



Shepherd's
Property Sales & Lettings

CHESHUNT

1 High Street, Cheshunt EN8 0BY

Sales: 01992 637351
Lettings: 01992 640824

cheshunt@shepherdsestates.co.uk

HODDESDON

37 High Street, Hoddesdon EN11 8TA

Sales: 01992 440044
Lettings: 01992 449501

enquiries@shepherdsestates.co.uk

FINE & COUNTRY

