



**Shepherds**  
Property Sales & Lettings

St. Leonards Road | Nazeing | EN9 2HJ | £585,000





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# St. Leonards Road | Nazeing | EN9 2HJ

Nestled on the charming St. Leonards Road in Nazeing, this immaculately presented semi-detached house offers a perfect blend of modern living and comfort. With three/four double bedrooms, this property is ideal for families seeking a welcoming home.

As you enter, you are greeted by a delightful reception room that sets the tone for the rest of the house. The heart of the home is undoubtedly the stunning open plan kitchen diner and living room, which boasts underfloor heating, ensuring a warm and inviting atmosphere throughout the year. There is an excellent range of fitted units under a Corian worksurface and a large island unit. This expansive space is perfect for entertaining guests or enjoying family meals, making it a true focal point of the property. Modern ground floor cloakroom

The master bedroom suite is a luxurious retreat, featuring a generous walk-in wardrobe that provides ample storage and a touch of elegance in addition there is a modern en-suite shower room. The additional bedrooms are well-proportioned, offering versatility for family living or the option to create a home office or guest room. The three first floor bedrooms have integrated air conditioning which can also be used for heating.

With two well-appointed bathrooms, morning routines will be a breeze, catering to the needs of a busy household. The property is designed to provide both comfort and style, making it a wonderful place to call home.

The large front driveway provides parking for 4 cars with a spacious garage providing further parking/storage. The secluded rear garden has an oversized patio with an electric awning for alfresco dining. A large rear garden with easy maintenance and space for children to let off steam. At the bottom of the garden is a detached outbuilding which can provide as an office games room or workshop. To the side of the man cave is a robust storage shed.

Situated in a desirable location, this semi-detached house is close to local amenities and offers easy access to transport links, making it convenient for commuting. This property truly represents an exceptional opportunity for those looking to settle in a vibrant community. Don't miss the chance to make this stunning house your new home

Agents Note:  
In the neighbouring property the owners have created a loft conversion for extra space.

The property has mains gas, mains electric, mains water, and mains sewage. The property has under floor heating in two zones (electric and water) and as stated above air-conditioning

- Extended Semi Detached House
  - Air Conditioning
- 4/3 Large Bedrooms
  - Large Driveway & Garage
- Open Plan Living Accommodation
  - Secluded Garden
- 2 Bathrooms & a Cloakroom
  - Detached Outbuilding
- Gas Central Heating
  - Walking Distance of Shops



Entrance Door	Bedroom 4 /Playroom	Family Bathroom
Hallway	12'8 x 12'7	8'4 x 7'
8'3 x 6'	First Floor Landing	Bedroom Three
Cloakroom	15'10 x 5'8	12'9 x 9'9
4'6 x 2'3	Principle Bedroom Suite	Exterior
Kitchen/Living/Dining Room	12'3 x 11'8	Large Driveway
overall	Walk in Wardrobe	Garage
31'3 x 18'7	7' x 4'3 max	16'9 x 7'7
(Kitchen/ Breakfast Area )	En-Suite Shower Room	Rear Garden
21'9 x 8'3	7'9 x 4'6	Timber Shed
(Living/ Dining Room Area)	Bedroom Two	16' max x 7'
31'3 x 11'11	12'9 x 10'5	Bar/Office
		22'9 max x 13'9 narr 16'4





**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.



**Tenure:**  
**Council:**  
**Tax Band:**

**Freehold**  
**Epping Forest District Council**  
**E**









A modern white vanity unit with a large round mirror and a pink chair. The vanity unit has a sleek, minimalist design with a large round mirror mounted above it. A pink chair is positioned in front of the vanity. The background is a plain white wall.

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A child's bedroom with a blue and green patterned bedspread and a white bedside table. The room features a window with a blue blind and a white radiator. A white storage unit with a large cartoon poster is visible on the right. The walls are painted in bright colors, including green and orange.

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A modern bathroom with a white vanity unit and a white towel rack. The vanity unit has a white sink and a mirror above it. A white towel rack is mounted on the wall. The floor is made of light-colored wood. A white door is visible on the right.

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A child's bedroom with a pink bedspread and a white bedside table. The room features a window with a white blind and a white radiator. A white storage unit with a large cartoon poster is visible on the right. The walls are painted in bright colors, including pink and purple.

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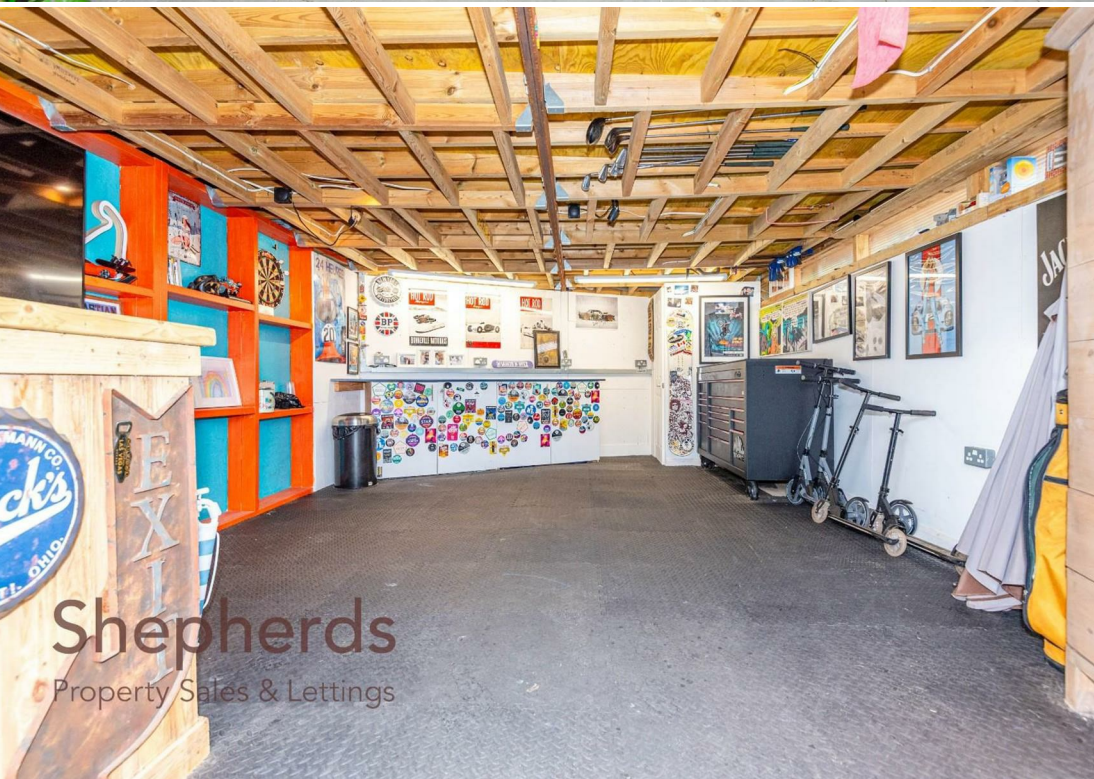




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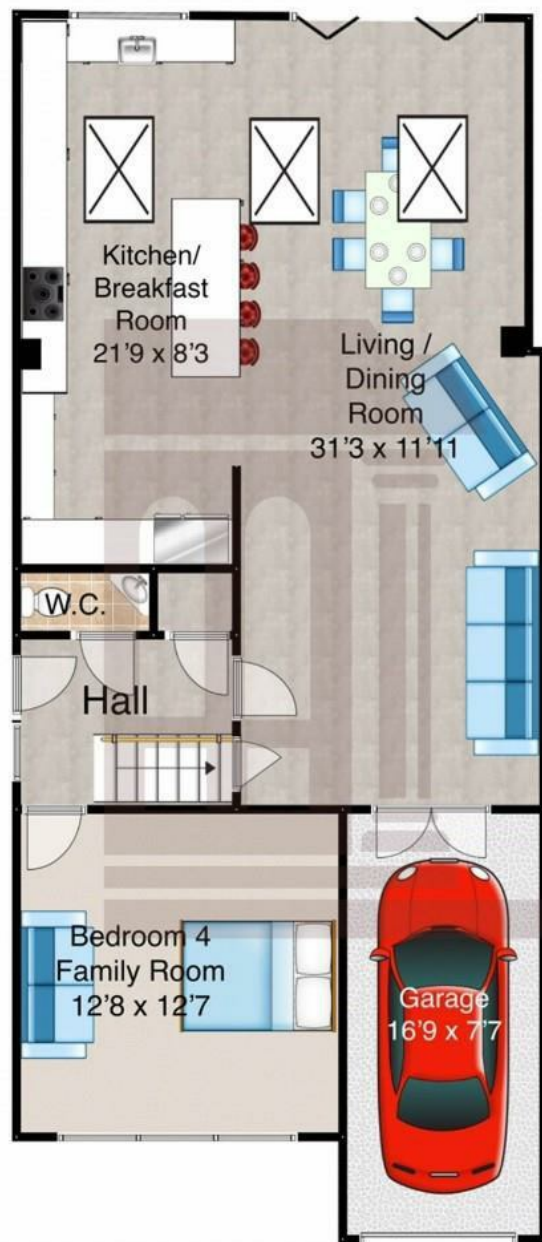




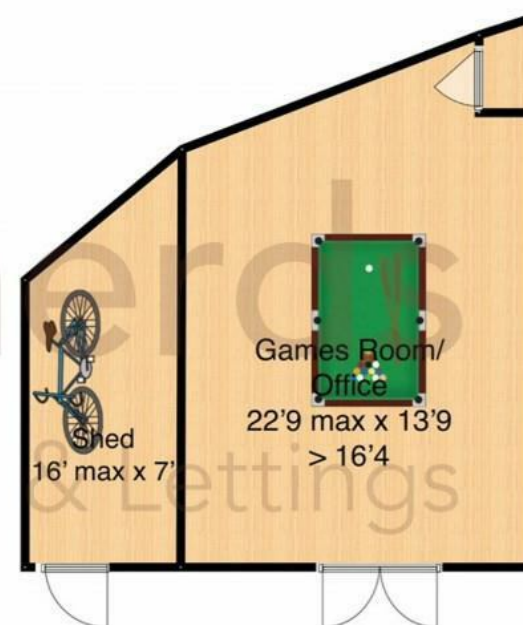
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# St. Leonards Road, Nazeing



Double glazed roof light window



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#### **CHESHUNT**

1 High Street, Cheshunt EN8 0BY

Sales: 01992 637351

Lettings: 01992 640824

[cheshunt@shepherdsestates.co.uk](mailto:cheshunt@shepherdsestates.co.uk)

#### **HODDESDON**

37 High Street, Hoddesdon EN11 8TA

Sales: 01992 440044

Lettings: 01992 449501

[enquiries@shepherdsestates.co.uk](mailto:enquiries@shepherdsestates.co.uk)