



**Shepherds**

Property Sales & Lettings

Crooked Way | Nazeing | EN9 2LE | Price Guide £675,000



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Offers between £660,000 - £675,000. A Neo Georgian 4 bedroom extended detached house in a popular setting within Nazeing Village on the Herts & Essex borders. The accommodation comprises of an Entrance Hall, Cloakroom, Living/ Dining Room, Family Room, and a modern Fitted Kitchen/Breakfast Room with built in appliances Upstairs the is a large Landing with a view to the rear, Bedroom One has a large En-Suite Bath/ Shower Room with twin hand basins and a low level w.c. there are 3 further large bedrooms and a Shower Room. The property benefits of a south facing rear garden with a patio area and a @astroturf style lawn with borders. To the front of the the house is a 3 car Driveway and access to an integral Garage which has a Electric Door and an 'Electric Car Charging Point. The property has UPVC Double Glazing, Gas Central Heating to Radiators.

## NEAREST STATIONS

Broxbourne Station 1.5 miles : Rye House Station 2.4 miles : Roydon Station 2.8 miles  
Measured in a Straight Line from the Centre of the Postcode

- Extended Detached House
- 4 Large Bedrooms
- Bathroom & Large En-suite
- Modern Kitchen/Breakfast Room
- Gas Central Heating
- Large Living /Dining Room
- Low Maintenance Rear Garden
- Double Glazing
- CHAIN FREE



Entrance Hall  
6'9 x 6'

Cloakroom

Living/Dining Room  
20'2 x 15'8

Family Room Room  
11'6 x 15'8

Kitchen/Breakfast Room  
16'11 x 11'4

Lobby

First floor Landing

Bedroom One  
12'10 x 12'4

En-Suite Bath/Shower  
11'3 x 8'4

Bedroom Two  
15'3 x 8'2

Bedroom Three  
12'4 x 7'3

Bedroom Four  
9'6 x 7'5

Shower Room  
8'5 x 8' max

Exterior

Front Driveway

Garage

16' x 8'

South Facing Garden



**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 Forreast Council  
**Tax Band:** F



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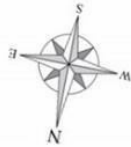


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# Crooked Way Nazeing



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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### **CHESHUNT**

1 High Street, Cheshunt EN8 0BY

Sales: 01992 637351  
Lettings: 01992 640824

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

### **HODDESODON**

37 High Street, Hoddesdon EN11 8TA

Sales: 01992 440044  
Lettings: 01992 449501

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

