

## Barnard Acres | Nazeing | EN9 2LZ

Located in the popular development of Barnard Acres, this 3 bedroomed property is positioned within distance of a good selection of local shops at Nazeing Center, Infant / junior school and local bus services. There is a lovely parkland area at Clayton Park and there is access to the Lea Valley National Park and at the River Lea Broxbourne there are boat/ cycle hire, riverside pub and miles of cycle/walking/leisure facilities.

A short drive to takes you to Broxbourne overground rail station which offers main line frequent services into London Liverpool Street or Stratford International Station or north to Cambridge/ Stanstead Airport. There is Victoria Line under ground tube connections at Tottenham Hale en route to central London

This 3 bedroom mid-terrace house was built in c1970's and has been in the same family ownership for many years and has the benefit of off street paring for one vehicle and a Garage en bloc close by.

The property is now in need of refurbishment and redecoration and would be in our opinion provide an ideal first time purchase for those buyers who are looking for a first project to create their own home and add their own "stamp" and style to their first home.

Terraced House

• 3 Bedrooms

• Living/ Dining Room

Garage & Driveway

Kitchen & Bathroom

Popular Location

UPVC Double Glazing

Rear Garden

Chain Free



Porch

Hallway

13'6 x 6'3

Living/ Dining Room

22' x 9'3

Kitchen

8'4 x 7'10

Landing

Bedroom One

12'3 x 9'8

Bedroom Two

10'2 x 9'8

Bedroom Three

6'10 x 6'6

Bathroom

7'2 x 4'8

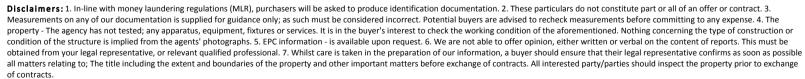
Exterior

Front Driveway

Rear Garden & Patio

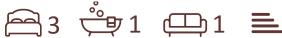
Garage On Block













Tenure: Council: Freehold

**Epping Forest Council** 

D Tax Band:









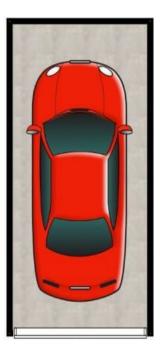
## Barnard Acres, Nazeing

This floor plan is for guidance only and may not be accurate. 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.





Garage On Block







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