



Shepherds
Property Sales & Lettings

Belchers Lane | Bumbles Green, Nazeing | EN9 2SA | £315,000



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A tastefully extended end of terrace Rural Cottage with Two double bedrooms in the rural hamlet of Bumbles Green within easy traveling of Waltham Abbey, Broxbourne and Harlow. The pretty cottage has a large living/dining room with a large bay window to the front and a gas fire. The property has a really tasteful farmhouse kitchen/ breakfast room with space in the centre to have a table. Upstairs there are two large double bedrooms and a family bathroom.

The property has gas central heating, electric under floor heating in the kitchen, mains drainage and double glazed windows, 2 brick sheds and a boiler room. CHAIN FREE SALE

Belchers Lane has access in walking distance to Nazeing Golf Clubhouse a restaurant and countryside walks.

NEAREST STATIONS

Broxbourne Station 2.7 miles : Cheshunt Station 3.3 miles : Rye House Station 3.3 miles

Measured in a straight-line from the centre of the postcode

- Semi Detached Cottage
- 2 Double Bedrooms
- Gas Central Heating
- Stunning Kitchen with Integrated Appliance
- Small Courtyard
- Chain Free
- Characterful Property
- Double Glazed Windows
- Vendor Suited



Entrance Door	Bedroom Two
Kitchen/ Breakfast Room	12'4 x 12'4
Living ?Dining Room	Exterior
21'11 x 12'4	Front Garden
Landing	Rear Courtyard
8'1" x 5'8"	Boiler Room
Bedroom One	6'10" x 6' max
13'4 x 12'4	Shed One
Bathroom	6' x 4'8"
8'1 x 5'8	Shed Two
	6' x 2'11"



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 :
Freehold
Council:
Epping Forest
Tax Band:
D





Belchers Lane
Bumbles Green
Nazeing

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FINE & COUNTRY

THE GUILD
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