

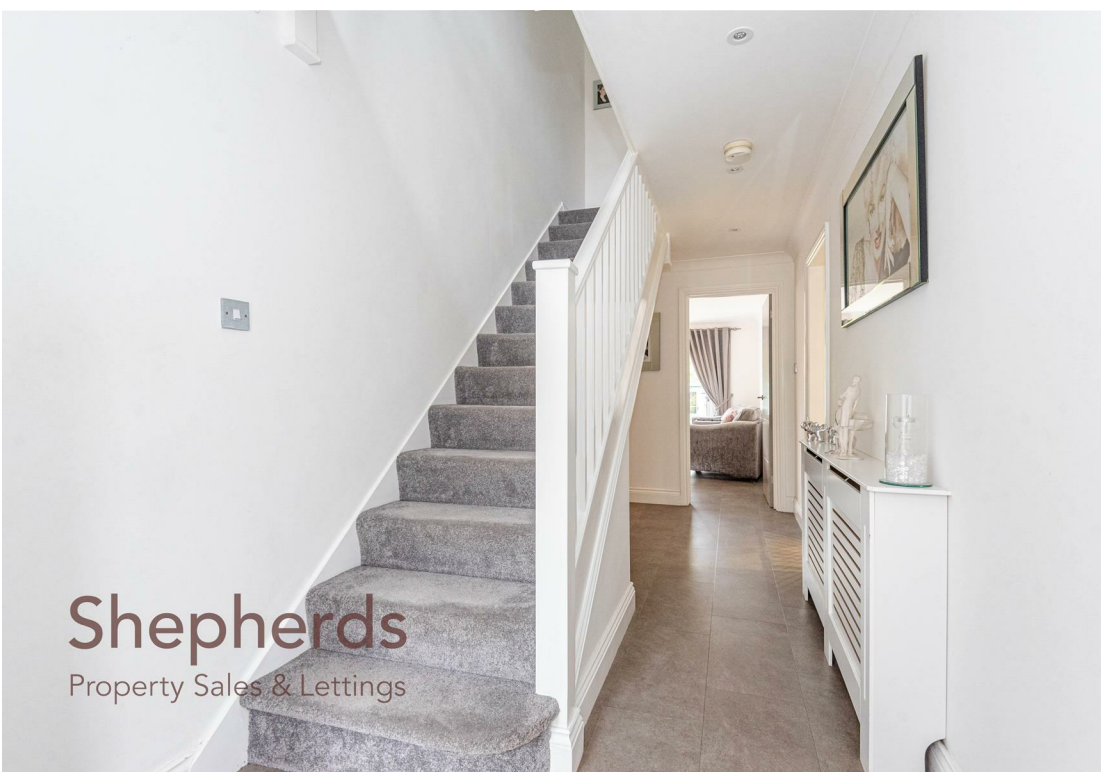


Shepherds  
Property Sales & Lettings

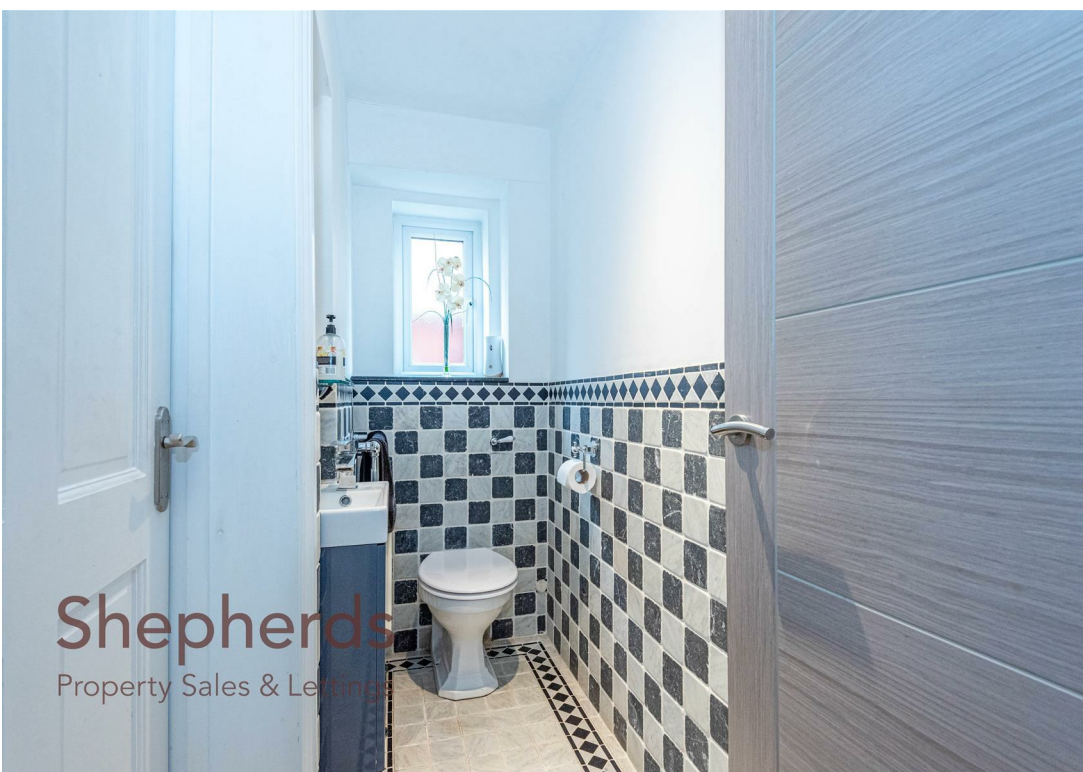


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Tatsfield Avenue | Nazeing | EN9 2HH | £755,000



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# Shepherds

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# Tatsfield Avenue | Nazeing | EN9 2HH

Internal viewing is highly recommended to appreciate this truly outstanding Four Double Bedroom fully Detached family home situated within a cul de sac location being a short drive of Broxbourne BR Station and local amenities. Nazeing village has a good array of independent local shops, local bus service and junior/infant school.

The property is offered in immaculate decorative order throughout and briefly comprises: Large entrance hall with a cloakroom and utility room off, a beautiful bright square living room with bi-fold doors leading out onto the west facing garden with elevated views over parkland. there is a large modern comprehensively gloss finish fitted kitchen breakfast room that is open plan to a large dining area that in turn opens to the conservatory beyond.

To the first floor there is a large galleried landing giving access to the principal bedroom with an extensive range of fitted wardrobes and an en-suite bathroom, Three further large bedrooms and a superb family bathroom.

The property provides a lovely family home with rear garden enjoying a covered pergola for alfresco dining, an office at the bottom of the garden, a integral storage garage to front with roller shutter door plus and a four-car driveway.

The house has all mains services connected and is a small Private Road off Tatsfield Avenue.

- Detached House
- 4 Double Bedrooms
- 3 Reception Rooms
- West Facing Garden
- Gas Central Heating
- Modern Kitchen/ Breakfast Room
- 2 Bathrooms
- Utility Room & Cloakroom
- Walking Distance of Shops



Reception Hall

Cloakroom

Kitchen/Breakfast Room

21'2" x 9'1"

Utility Room

8'1" x 5'1"

Dining Room

14' x 9'5"

Living Room

14'8" x 14'6"

Conservatory

11'10" x 9'9"

First Floor Landing

16'3" x 9'3"

Principal Bedroom Suite

14'6" x 14'6" inc wds

En-Suite Bath Room

8'2" x 5'9"

Bedroom Two

14'6" x 9'5"

Bedroom Three

11'8" x 9'2"

Bedroom Four

9'10" x 8'3"

Family Bathroom

8' x 6'1"

Outside

Front Driveway

Integral Garage /Store

10'6" x 8'

Rear Garden

Covered Pergola

10'9" x 10'9"

Office

8'6" x 8'6"



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**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 forest District Council  
**Tax Band:** F



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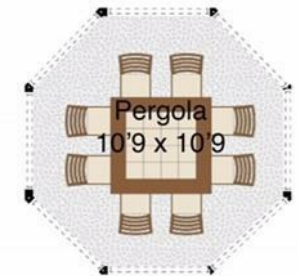
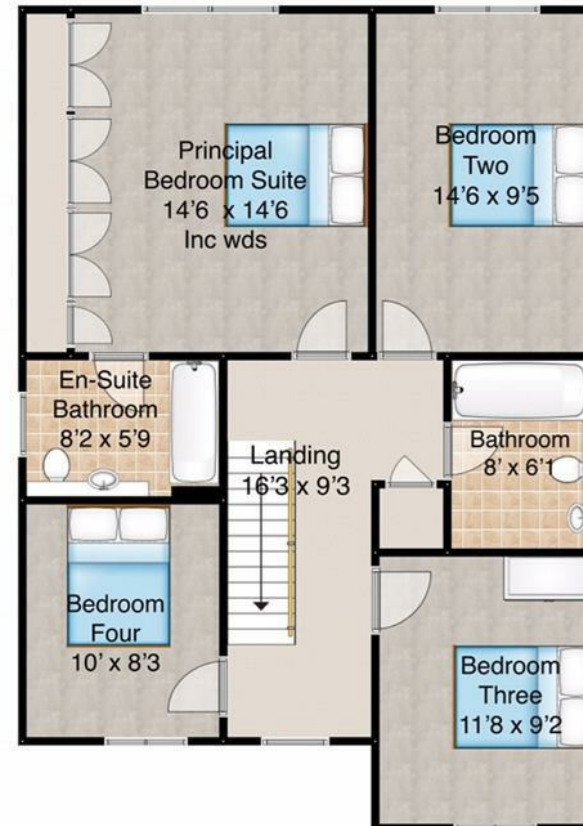


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Tatsfield Avenue  
Nazeing



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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)



**FINE & COUNTRY**

