



Shepherds
Property Sales & Lettings

North Street | Nazeing | EN9 2NH | £2,800 Per Month



Shepherds
Property Sales & Lettings



North Street | Nazeing | EN9 2NH

Council: Epping Forest **Tax Band:** E **Rental Deposit:** £3,230

Welcome to this stunning property located on North Street, Nazeing. 2 reception rooms, 4 bedrooms, and 2 bathrooms, with ample space for comfortable living.

One of the standout features of this property is the modern and stylish interior that is ready for you to move in. The kitchen/diner stands out with Onyx Pearl polished porcelain tiles and Cimstone Brittanna Quartz works tops. The high-quality appliances add a touch of luxury to the kitchen,. You will also appreciate the state of the art underfloor heating system for the kitchen/diner,

On the first floor, you will find three double bedrooms and the family bathroom, featuring a Brooklyn Black shower bath and furniture, and an illuminated mirror with bluetooth, shaver point and demister. The second floor offers another double bedroom, with an en suite,

Externally, the property offers a great sized rear garden with a patio and planters. The garage is a great space for storage or a car. Council Tax Band E Epping Council.

Photographs taken pre current tenancy.

- Stunning 4 Bed Home
- Open Plan Kitchen/Diner
- State Of The Art Underfloor Heating System
- High Quality Appliances & Fittings
- Utility Room
- Garage
- Spacious Garden
- Sought-After Location
- Council Tax Band E Epping Council





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.

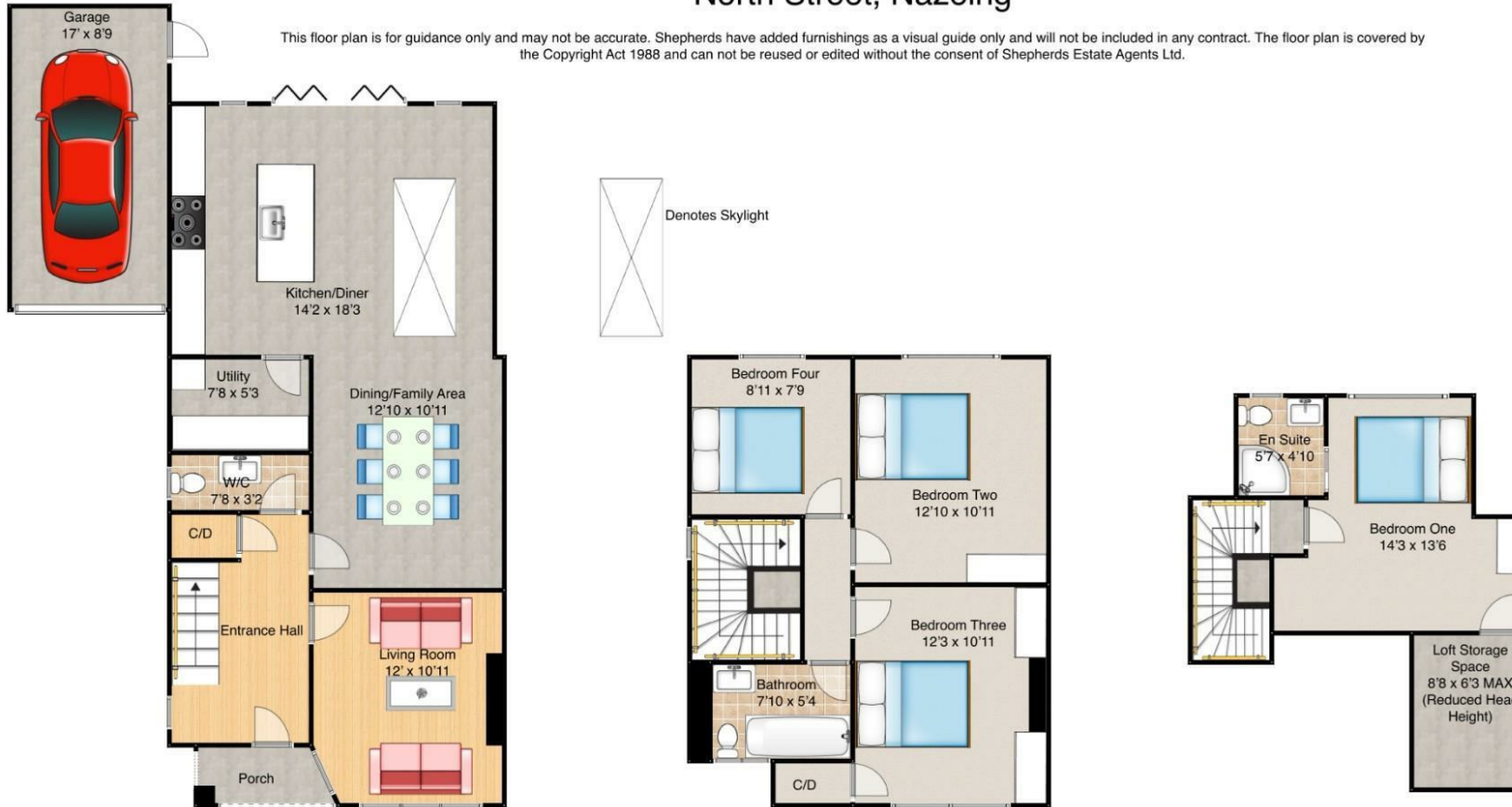
DEPOSIT & PERMITTED CHARGES INFORMATION

Pre - Tenancy Holding Deposit = to 1 Weeks Rent

Other Tenant Costs

- Dilapidation deposit = to 5 Weeks Rent (if under 50,000 per annum) = to 6 weeks Rent (50,001+ per annum)
 - Changes to Tenancy term, person/s names/ additions or any other amendment £50.00 inc vat per change
 - Early Termination/ Early Surrender of Contract Price on application *additional inventory cost could apply (to be advised)
 - Late Payment of Rent/Arrears Charged at 3% above Bank of England BASE RATE * terms apply regarding when charged
 - Key/ Fob/ Alarm Control Replacements. Cost of item + any additional agent / third party reasonable costs - charged at £15.00 inc vat per hour, if applicable
- Prices are subject to change.

North Street, Nazeing



Rooms:

Porch	Bathroom
Entrance Hall	7'10 x 5'4 (2.39m x 1.63m)
Living Room	Second Floor
12' x 10'11 (3.66m x 3.33m)	Bedroom One
Dining/Family Area	14'3 x 13'6 (4.34m x 4.11m)
12'10 x 10'11 (3.91m x 3.33m)	En Suite
Kitchen/Diner	5'7 x 4'10 (1.70m x 1.47m)
14'2 x 18'3 (4.32m x 5.56m)	Loft Storage Space
Utility	8'8 x 6'3 max (2.64m x 1.91m max)
7'8 x 5'3 (2.34m x 1.60m)	Deposit & Permitted Charges
W/C	
7'8 x 3'2 (2.34m x 0.97m)	
C/D	
First Floor Landing	
Bedroom Two	
12'10 x 10'11 (3.91m x 3.33m)	
Bedroom Three	
12'3 x 10'11 (3.73m x 3.33m)	
Bedroom Four	
8'11 x 7'9 (2.72m x 2.36m)	

naea | propertymark

PROTECTED

arla | propertymark

PROTECTED



Shepherds
Property Sales & Lettings

CHESHUNT

1 High Street, Cheshunt EN8 0BY

Sales: 01992 637351
Lettings: 01992 640824

cheshunt@shepherdsestates.co.uk

HODDESDON

37 High Street, Hoddesdon EN11 8TA

Sales: 01992 440044
Lettings: 01992 449501

enquiries@shepherdsestates.co.uk