



## 71 Shooters Drive

Nazeing, EN9 2QB

**Price £460,000**



Kirby Colletti are delighted to offer this beautifully extended two-bedroom semi-detached bungalow in the heart of Nazeing. The home is bright and spacious, with a generous lounge leading through to a separate dining room, plus a modern re-fitted kitchen/breakfast room. There are two good-sized bedrooms (the master with an en-suite WC) and a family bathroom. Outside, a huge 100-foot (approx.) west-facing rear garden provides a private space for relaxing or entertaining, and a garage with driveway parking adds convenience.

Set on a popular residential road, the property is within easy walking distance of Nazeing village's shops and local pub, and just around two miles from Broxbourne mainline station (with fast links to London). This really is an ideal village home for families or commuters. Don't miss your chance – contact us today to arrange a viewing.

- Extended Two Bedroom Semi Detached Bungalow
- Kitchen/Breakfast Room
- Garage
- Lounge
- Bathroom
- 100ft Rear Garden
- Dining Room
- En Suite Wash Room
- Off Street Parking



## Accommodation

uPVC Double glazed front door to:

### Entrance Hall

L' Shaped. Double radiator. Access to loft with double width hatch and wooden ladder. Laminate flooring. Coved ceiling. Meter cupboard. Door to:

### Lounge

16'5 x 11'5 (5.00m x 3.48m)

Feature fireplace with inset electric fire. Three Wall light points. Television aerial point. Radiator. Access to dining room.

### Dining Room

12'3 x 8'11 (3.73m x 2.72m)

Rear aspect double glazed window. Double glazed sliding patio door to rear garden. Radiator. Door to:

### Re-Fitted Kitchen/Breakfast Room

19'3 max x 10'10 max (5.87m max x 3.30m max)

Two side aspect double glazed windows. Double glazed door to rear garden. Range of wall and base mounted units. Polished wood effect worksurfaces. over and tiled splashbacks. Inset one and half bowl sink unit. Plumbing for washing machine and dishwasher. Built in oven and four ring hob. Extractor hood over. Cupboard housing wall mounted gas central heating boiler. Laminate wood flooring.

### Bedroom One

12'2 x 11'5 (3.71m x 3.48m)

Front aspect leaded light double glazed window. Fitted wardrobes to one wall. Radiator. Door to:

### En Suite

6'11 x 2'5 (2.11m x 0.74m)

Side aspect double glazed window. Low level W.C. Corner wash hand basin.

## Bedroom Two

11'11 x 9'6 (3.63m x 2.90m)

Front aspect leaded light double glazed window. Fitted wardrobes to one wall. Coved ceiling. Radiator. Laminate wooden flooring.

## Bathroom

6'8 x 5'11 (2.03m x 1.80m)

Side aspect double glazed window. Fully tiled walls. Panel enclosed bath with mixer tap and shower attachment over. Wall mounted shower screen. Pedestal wash hand basin. Low level W.C. Heated towel rail. Tiled floor.

## Exterior

### Rear Garden

Approx 100 ft deep. The garden is tiered upwards with York stone paved patio area. Steps up leading to shingled seating area with retaining ropes and railway sleepers, further steps leading to large lawned area with well stocked shrub borders, excellent views over Nazeing.

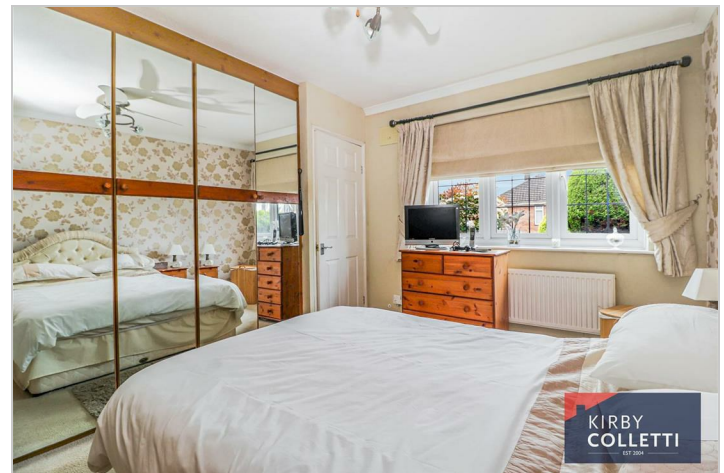
### Garage

17'7 x 7'8 (5.36m x 2.34m)

Electric roller door. Light and power connected.

### Front Garden

Raised front garden with shingle and shrubs edged by railway sleepers. Block paved parking area for two cars and driveway leading to Garage.



## Road Map



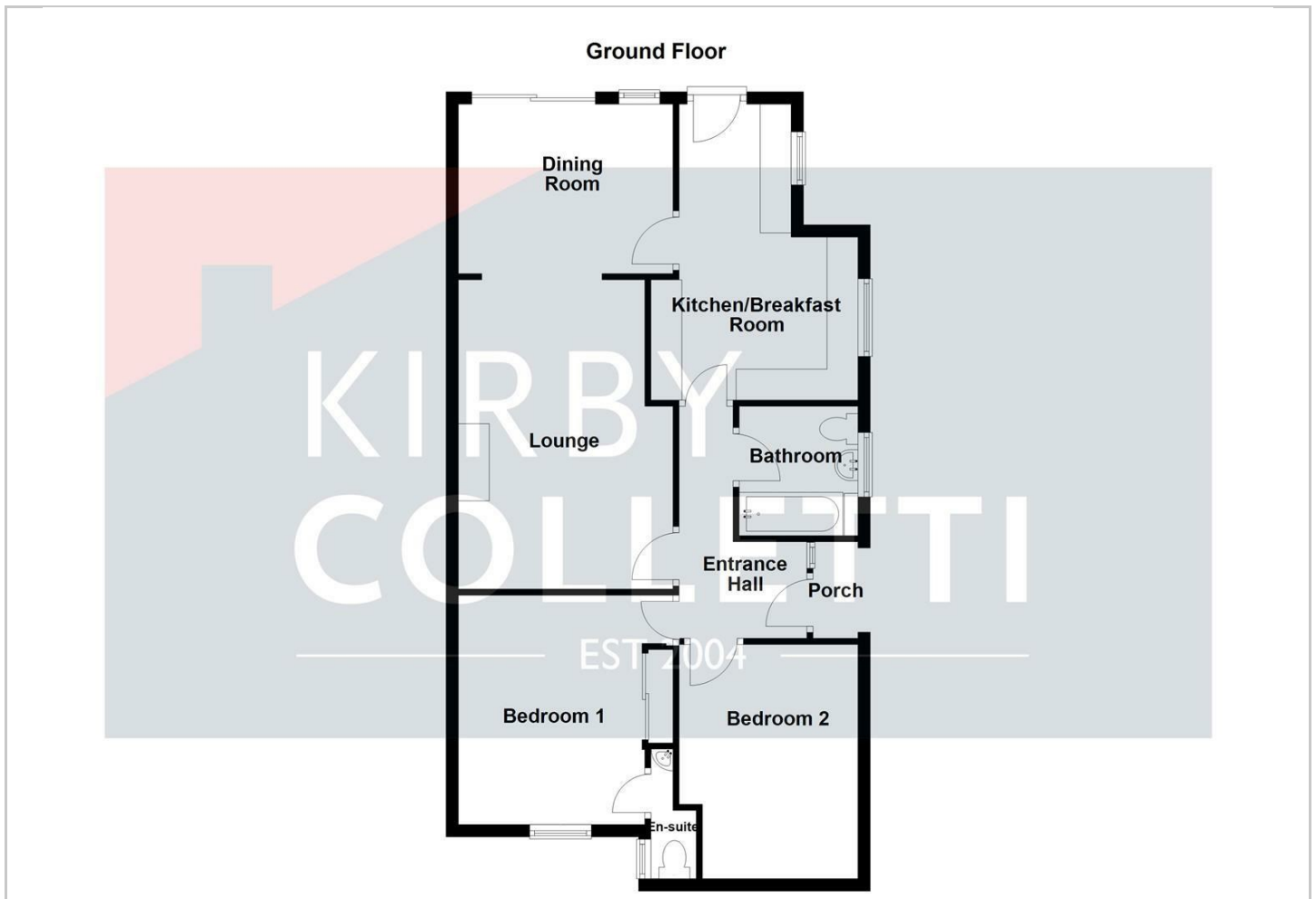
## Hybrid Map



## Terrain Map



## Floor Plan

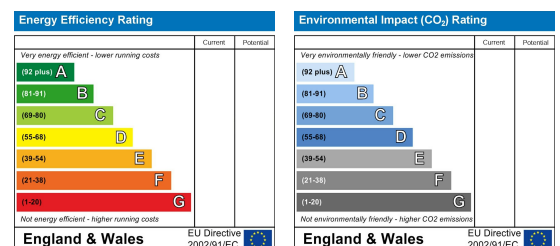


## Viewing

Please contact our Kirby Colletti Office on 01992471888 if you wish to arrange a viewing appointment for this property or require further information.

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## Energy Efficiency Graph



Kirby Colletti, 64 High Street, Hoddesdon, Hertfordshire EN11 8ET

T. 01992 471888 F. 01992 478555 E. homes@kirbycolletti.co.uk W. www.kirbycolletti.co.uk