

**KIRBY
COLLETTI**
EST 2004

3 Oak Tree Close, Nazeing, EN9 2BP

Price £1,150,000





3 Oak Tree Close

Nazeing, EN9 2BP

- FOUR DOUBLE BEDROOM DETACHED HOUSE
- LUXURY 20ft KITCHEN/DINER
- EN SUITE TO MASTER BEDROOM
- AIR CONDITIONING
- GARAGE
- 20ft TRIPLE ASPECT LOUNGE
- BESPOKE FITTED WARDROBES
- ECO FRIENDLY AIR SOURCE HEATING
- 66FT REAR GARDEN OPEN DIRECTLY ONTO COUNTRYSIDE
- PARKING FOR 7/8 CARS

KIRBY COLLETTI are delighted to bring to market this immaculately presented EXECUTIVE FOUR DOUBLE BEDROOM DETACHED HOUSE built in 2019 that has been greatly enhanced by the current owners. Located in this exclusive development within this semi-rural position on the outskirts of Nazeing Village. The property is close to Nazeing Golf Club and Harolds Park Equestrian centre and only 3.5 miles to Broxbourne Railway Station with its excellent service into London.

Some of the many qualities include 20ft Triple aspect Lounge with Log Burner, Sitting Room, Luxury 20ft Kitchen/Diner, Utility Room, Ground Floor W.C, En Suite Shower Room to Master Bedroom, Bespoke Fitted Wardrobes, Air Conditioning, Luxury Bathroom/W.C, CAT 5 Cabling, Satellite Dish/Digital TV/Audio Aerial, Eco Heating with Air Source Heat Pump, Underfloor Heating, Landscaped 66ft Rear Garden with extensive patio, backing directly onto open countryside, with fabulous far reaching views over Upper Nazeing and Nazeing Golf Club beyond, Garage and Driveway providing parking for 7/8 Cars.



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ACCOMMODATION

RECEPTION HALL

GROUND FLOOR W.C

LOUNGE 20'6 x 16'2 (6.25m x 4.93m)

SITTING ROOM 13'3 x 12'10 (4.04m x 3.91m)

LUXURY KITCHEN/DINER 20'8 x 10'4 (6.30m x 3.15m)

UTILITY ROOM 6'5 x 6'4 (1.96m x 1.93m)

LANDING 18 x 13'2 (5.49m x 4.01m)

BEDROOM ONE

19'2 max x 12'3 max (5.84m max x 3.73m max)

EN SUITE SHOWER ROOM/W.C

8 x 6'6 (2.44m x 1.98m)

BEDROOM TWO

13' x 13'3 into wardrobe (3.96m x 4.04m into wardrobe)



BEDROOM THREE

11'1 x 10'6 (3.38m x 3.20m)

BEDROOM FOUR

12'2 x 8' (3.71m x 2.44m)

BATHROOM/W.C

9'5 x 8'9 max (2.87m x 2.67m max)

OUTSIDE

FRONT GARDEN

GARAGE

23'2 x 9'10 (7.06m x 3.00m)

REAR GARDEN





Floor Plans



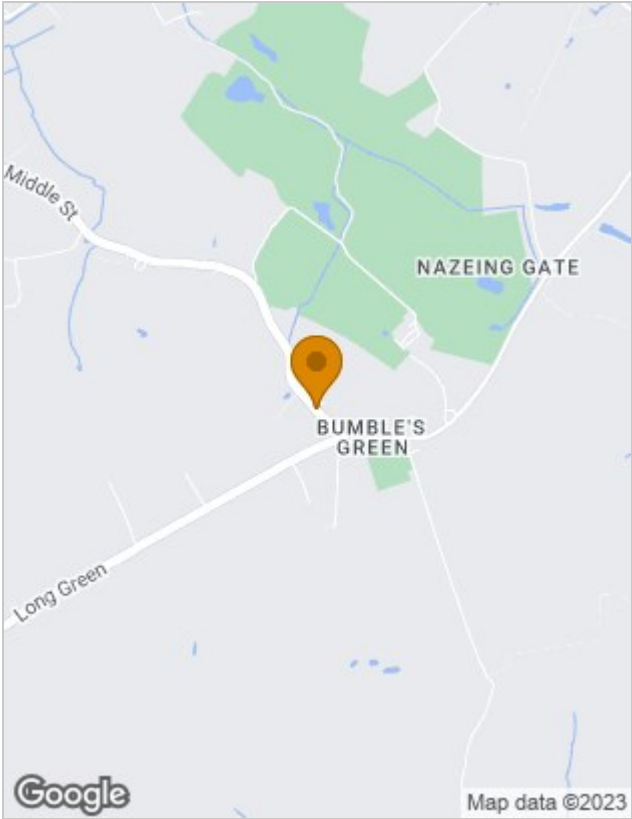
Viewing

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

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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Location Map



Energy Performance Graph

