

KIRBY  
COLLETTI

EST 2004



Sheree St. Leonards Road, Nazeing, EN9 2HJ

Price £895,000

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# Sheree St. Leonards Road

Nazeing, EN9 2HJ

- IMMACULATED PRESENTED
- 29FT KITCHEN/FAMILY ROOM
- UTILITY ROOM
- LUXURY BATHROOM/W.C
- DRIVEWAY FOR SEVERAL CARS
- FOUR BEDROOM DETACHED HOUSE
- 15FT LIVING ROOM
- LUXURY ENSUITE SHOWER ROOM
- 70ft WEST FACING REAR GARDEN
- VENDOR SUITED

**\*\*VENDOR SUITED\*\*** KIRBY COLLETTI are delighted to offer this **TRULY OUTSTANDING FOUR BEDROOM DETACHED HOUSE** which has been extended and renovated by the present owners to an exceptional standard. Situated within a short walk to Nazeing Village Shops, Clayton Hill Park and just over 2 miles to Broxbourne Railway Station and Nazeing Golf Club

The property benefits from Stunning 29ft Kitchen/Family Room with SIEMENS integrated appliances, 15ft Living Room, Sitting Room, Utility Room, Luxury En-suite Shower Room, Walk in Wardrobe, Ground Floor W.C., Luxury Bathroom/W.C, 70ft West Facing Rear Garden, Landscaped Front Garden Providing Parking for Several Cars



## ACCOMMODATION

**RECEPTION HALL** 15'5 x 5'10 (4.70m x 1.78m)

**GROUND FLOOR W.C** 5'2 x 2'4 (1.57m x 0.71m)

**KITCHEN/FAMILY ROOM** 29'8 x 15'3 (9.04m x 4.65m)

**LIVING ROOM** 15'4 x 13'9 (4.67m x 4.19m)

**SITTING ROOM** 11'10 x 10'3 (3.61m x 3.12m)

**UTILITY ROOM** 10'3 x 5'4 (3.12m x 1.63m)

## FIRST FLOOR LANDING

**BEDROOM ONE** 21'1 x 12'1 max (6.43m x 3.68m max)

**LUXURY EN SUITE SHOWER ROOM**  
7'6 x 7'5 (2.29m x 2.26m)

## BEDROOM TWO

15 into wardrobes x 12'10 (4.57m into wardrobes x 3.91m)



### **BEDROOM THREE**

15 into recess x 8'3 to wardrobes (4.57m into recess x 2.51m to wardrobes )

**BEDROOM FOUR** 14'2 max x 8'1 (4.32m max x 2.46m)

**LUXURY BATHROOM**

8'2 x 7 (2.49m x 2.13m)

**OUTSIDE**

**REAR GARDEN**

**FRONT GARDEN**

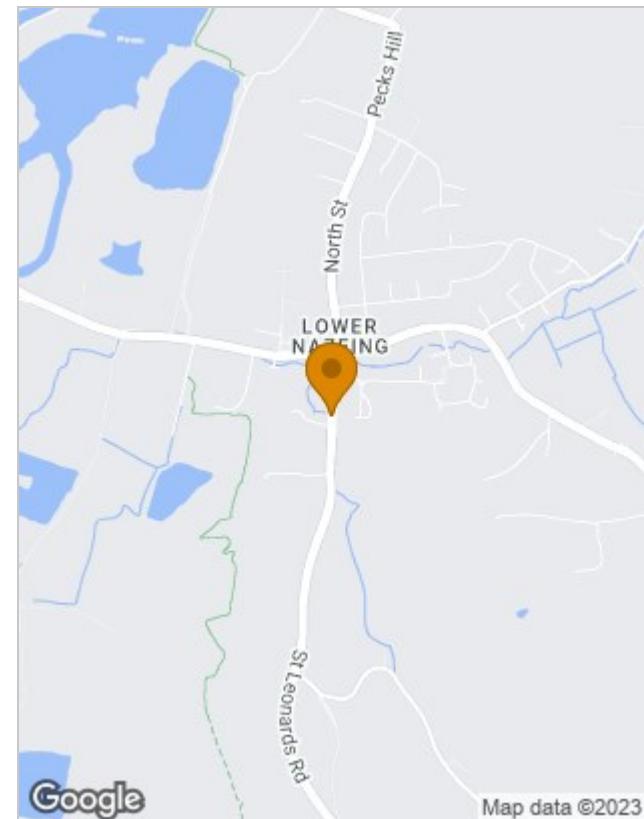




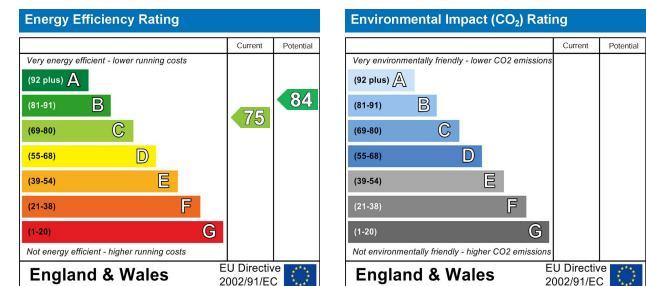
## Floor Plans



## Location Map



## Energy Performance Graph



## 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.