



## 7 Tatsfield Avenue

Nazeing, EN9 2HH

**Offers In Excess Of £600,000**



KIRBY COLLETTI are delighted to offer this SUPERBLY PRESENTED THREE BEDROOM SEMI DETACHED HOUSE situated within easy access to Nazeing Village Shops, Schools, Clayton Hill Park and just over 2 miles to Broxbourne Railway Station and Nazeing Golf Club.

Some of the many fine features include Stunning 20ft Kitchen/Diner/Family Room with Bi-folding doors, 18ft Lounge, Utility Room, Pantry, Ground Floor W.C/Shower Room, Luxury Bathroom/W.C, 125ft Rear Garden, Timber Cabin with power and light connected and Driveway providing off street parking.



- SUPERBLY PRESENTED THREE BEDROOM SEMI DETACHED HOUSE
- 125ft REAR GARDEN
- PANTRY/UTILITY ROOM
- SHORT DRIVE TO BROXBOURNE RAILWAY STATION
- STUNNING 20ft KITCHEN / DINER / FAMILY ROOM
- GROUND FLOOR W.C./SHOWER ROOM
- TIMBER CABIN WITH POWER AND LIGHT CONNECTED
- 18ft LOUNGE
- LUXURY BATHROOM/W.C
- OFF STREET PARKING



## ACCOMMODATION

Entrance door to:

### RECEPTION HALL

Tiled floor. Stairs up.

### GROUND FLOOR SHOWER/W.C

7 x 4'10 (2.13m x 1.47m)

Side aspect uPVC double glazed window. Fully tiled walk in shower enclosure. Low level W.C. Wall mounted wash hand basin with cupboard under. Tiled floor. Chrome heated towel rail. Recessed ceiling spotlights. Extractor fan.

### LOUNGE

18 into bay x 11 (5.49m into bay x 3.35m)

Front aspect uPVC double glazed bay window. Feature fireplace. Two wall light points. Laminated wood flooring. Pocket sliding door to Kitchen/Family Room.

### KITCHEN/DINER/FAMILY ROOM

20'2 x 18'10 (6.15m x 5.74m)

Rear aspect sliding patio door to garden. Two VELUX windows. Range of Grey shaker style units. SMEG range cooker. Space for American fridge/freezer. Island unit with butler sink with mixer tap and water filter tap. Column radiator. Tiled floor. Recessed ceiling spotlights. Pocket sliding door to:

### PANTRY

7'2 x 4'3 (2.18m x 1.30m)

Side aspect uPVC double glazed window. Fitted shelves.

### UTILITY ROOM

7'1 x 5 (2.16m x 1.52m)

Side aspect uPVC double glazed window. Grey high gloss wall and base units with worksurfaces over. Stainless steel single drainer sink unit. Plumbing for washing machine. Space for tumble dryer. Tiled floor. Radiator.

### FIRST FLOOR LANDING

Front aspect uPVC double glazed window.

### BEDROOM 1

16'3 into wardrobes x 10'10 (4.95m into wardrobes x 3.30m)

Front aspect uPVC double glazed windows. Fitted wardrobes. Laminated wood flooring. Radiator.

### BEDROOM 2

10'1 x 9 (3.07m x 2.74m)

Rear aspect uPVC double glazed window. Laminated wood flooring. Radiator.

### BEDROOM 3

9'2 into wardrobes x 9 max (2.79m into wardrobes x 2.74m max)

Rear aspect uPVC double glazed window. Fitted wardrobes. Laminated wood flooring. Radiator.

### OFFICE/ BEDROOM 4

7'4 x 5'7 (2.24m x 1.70m)

Side aspect uPVC double glazed window. Laminated wood flooring. Radiator.

### BATHROOM/W.C

7'4 x 6'9 (2.24m x 2.06m)

Side aspect uPVC double glazed window. Fully tiled walls and floor. Tiled enclosed bath with mixer tap and separate shower unit with glazed shower screen. Low level W.C., Wash hand basin with cupboard under. Bidet. Chrome heated towel rail.

## OUTSIDE

### FRONT GARDEN

Block paved driveway providing off street parking for 2 cars.

### REAR GARDEN

125ft deep. Paved Patio leading to lawn with flower and shrub borders. Timber shed.

### TIMBER CABIN

15 x 9 (4.57m x 2.74m)

Power and light connected. Low level W.C. Wash hand basin







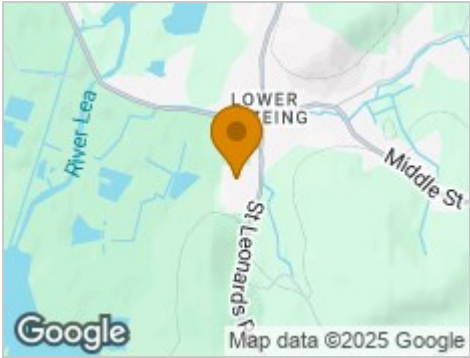
Road Map



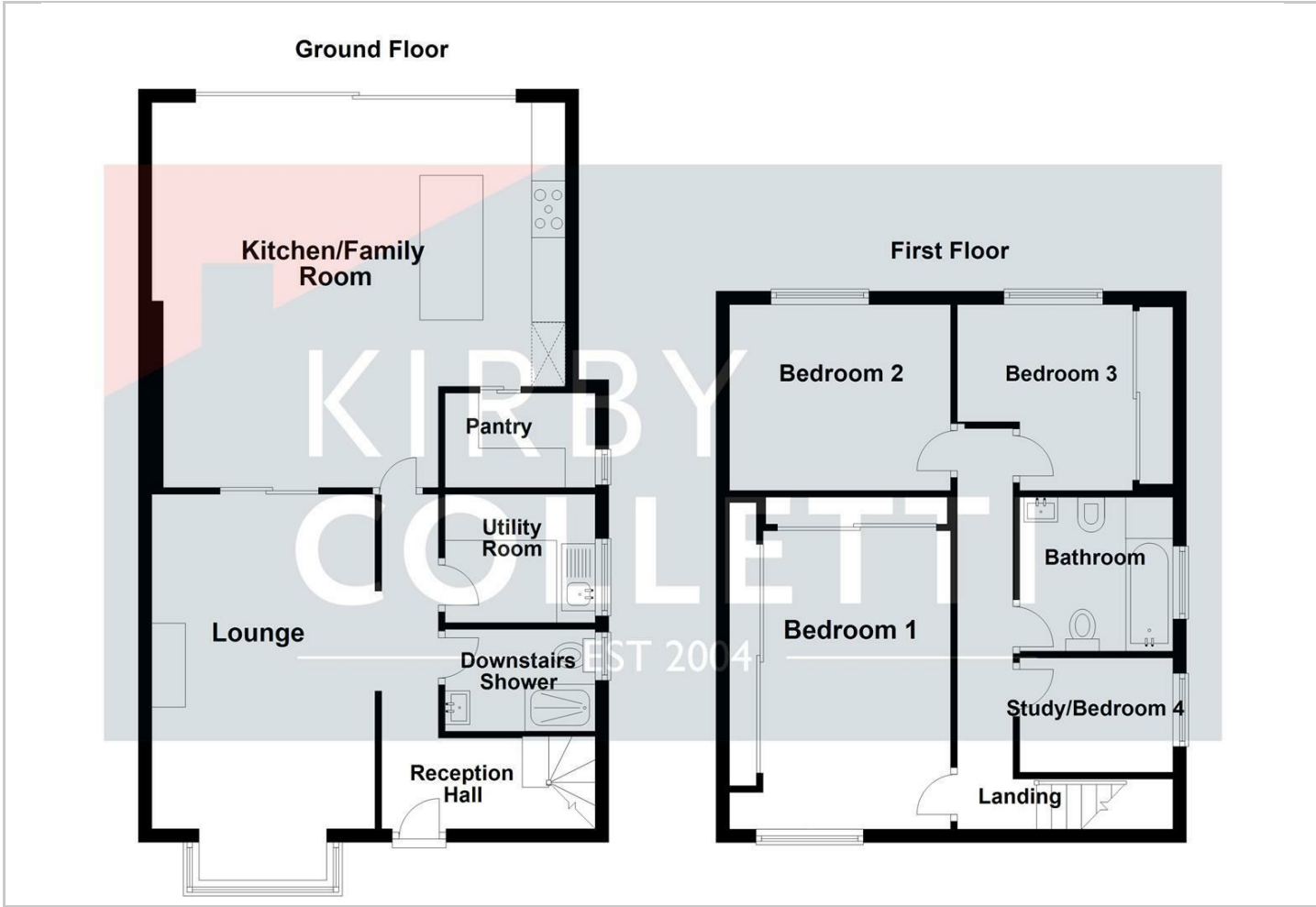
Hybrid Map



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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph

