

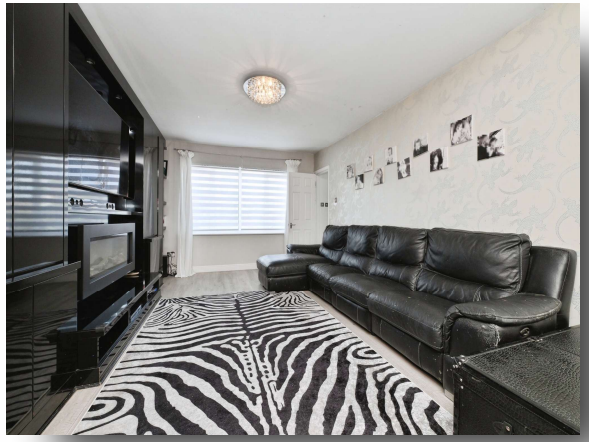

**Pecks Hill,Nazeing Waltham Abbey EN9 2NY**

william h brown

***welcome to***

## Pecks Hill,Nazeing Waltham Abbey

William H Brown are delighted to bring to the market this substantial five/six bedroom double fronted semi detached family home situated in a cul-de-sac just off Pecks Hill. An internal viewing is highly recommended to appreciate the spacious living accommodation.













**Accommodation Comprises Of:**
Double glazed double doors leading to entrance porch

**Entrance Porch**
Door to entrance hall and kitchen/family room

**Entrance Hall**
Stairs to first floor, radiator, laminate flooring, doors to open plan lounge and diner and conservatory and kitchen/breakfast room.

**Family Lounge**
14' 4" max x 12' 8" max ( 4.37m max x 3.86m max )
Double glazed bay window to front aspect, radiator, laminate flooring, open plan to dining area and conservatory.

**Dining Area**
11' 5" x 10' 4" ( 3.48m x 3.15m )
Laminate flooring, radiator, doors leading to conservatory.

**Conservatory**
9' 5" x 5' 1" ( 2.87m x 1.55m )
Patio doors to the rear of the property.

**Family Room/Kitchen**
32' 10" x 21' 3" ( 10.01m x 6.48m )
This area is completely open plan, Double glazed window to front aspect, double glazed window to rear aspect, patio doors to rear aspect, a range of wall and base units with complimenting granite worktops, integrated oven, extractor fan, two radiators, tiled flooring, space for a double fridge freezer, integrated microwave, gas hob, media wall, feature centre island, through breakfast area through to courtyard area.

**Downstairs Wc**
wc, wash hand basin, radiator, tiled flooring, tiled walls.

**First Floor Landing**
Stairs to second floor, radiator, doors to bedroom 2, bedroom 3, bedroom 4,

**Bedroom 2**
13' x 11' 7" ( 3.96m x 3.53m )
Double glazed bay window to front aspect, radiator.

**Bedroom 3**
14' 1" x 12' 4" ( 4.29m x 3.76m )
Two double glazed windows to rear aspect, juliet balcony, radiator.

**Jack & Jill En-suite**
Shower unit, wc, wash hand basin, radiator, tile flooring, tiled walls.

**Bedroom 4/Dressing Room**
12' 4" x 9' ( 3.76m x 2.74m )
Double glazed window to front aspect, radiator, built in wardrobes, doors to the en-suite, doors to the hallway.

**Bedroom 5**
11' 1" x 9' 4" ( 3.38m x 2.84m )
Double glazed window to rear aspect, radiator.

**Bedroom 6**
10' 2" x 8' 10" ( 3.10m x 2.69m )
Double glazed window to rear aspect, radiator.

**Bathroom**
Double glazed window to front aspect, paneled bath, wc, wash hand basin, radiator, tiled flooring, tiled walls.

**Second Floor Landing**
Double glazed window to front aspect, radiator, with access to master suite and master full bathroom.

**Master Suite**
19' 11" x 13' 1" ( 6.07m x 3.99m )
Vaulted ceilings,Two double glazed velux windows to front aspect, double glazed window to rear aspect, radiator.

**Bathroom**
Magnificent, Stand alone jacuzzi bath, wc, wash hand basin, tiled flooring, tiled walls, radiator, storage cupboard, vaulted ceiling, wall mounted TV.

**Exterior**
**Front Garden**
To the front of the property is a large paved driveway for ample vehicles, side access to the rear garden.

**Rear Garden**
To the rear of courtyard sitting area, brick wall and gates to the remainder of garden with flower boarders outside lighting, to the far rear of the property is a outbuilding.

*welcome to*

## Pecks Hill, Nazeing Waltham Abbey

- Five/Six bedrooms
- Semi detached double fronted family home
- Multiple bathrooms
- Lovely garden
- Driveway for ample parking

Tenure: Freehold EPC Rating: C
Council Tax Band: D

# £780,000










Please note the marker reflects the postcode not the actual property

**view this property online** williamhbrown.co.uk/Property/BRX109884

The Property Ombudsman

Property Ref:
BRX109884 - 0010

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

william h brown

**01992 464174**

Broxbourne@williamhbrown.co.uk

47 High Road, BROXBOURNE, Hertfordshire, EN10 7HX

**williamhbrown.co.uk**