



pc.

Walnut Tree Close, Hoe Lane  
£800,000



pc.  
**PETER CUFFARO**  
ESTATE AGENTS

## Plot 6, Walnut Tree Close

Hoe Lane, Nazeing

Luxurious 5-bed detached home in exclusive development. Open-plan kitchen/diner, main bedroom with balcony views. Tranquil countryside setting in Nazeing village, close to transport links.

Council Tax band: TBD

Tenure: Freehold

- Incentives offered on certain plots, which include, solicitors fees (NOT STAMP DUTY OR DISBURSMENTS) and choice of flooring.
- Exclusive Development of only Six properties
- Brand New Five Bedroom Detached Family Home in Village Location
- Lounge with Log Burner
- Open planned Kitchen/ Diner Family Room with Bi Fold Doors Opening to Rear Garden.
- Ground Floor Cloakroom and Underfloor Heating throughout the Ground floor
- Large Main Bedroom with En-Suite Shower Room and Fantastic Countryside Views from the pop up Balcony
- Bedroom Two with En-Suite Shower Room
- Short Drive to Broxbourne Mainline Station
- Available NOW



*pc.*  
**PETER CUFFARO**  
ESTATE AGENTS



#### Entrance hall

7' 8" x 18' 4" (2.34m x 5.59m)

#### Lounge

16' 8" x 12' 8" (5.08m x 3.85m)

#### Kitchen/ living area

25' 0" x 16' 3" (7.61m x 4.96m)

#### WC

3' 1" x 3' 3" (0.94m x 0.98m)

#### Landing

3' 5" x 8' 7" (1.05m x 2.62m)

#### Landing

9' 7" x 3' 1" (2.93m x 0.94m)

#### Bedroom Two

14' 5" x 10' 0" (4.39m x 3.04m)

#### En-Suite

7' 3" x 3' 11" (2.20m x 1.19m)

#### Bedroom Three

13' 1" x 10' 11" (3.99m x 3.34m)

#### Bedroom Four

10' 2" x 11' 0" (3.10m x 3.36m)

#### Bedroom Five/Study

11' 4" x 5' 5" (3.45m x 1.66m)

#### Bathroom

6' 10" x 5' 10" (2.08m x 1.79m)

#### Landing

3' 4" x 8' 9" (1.02m x 2.66m)

#### Bedroom One

16' 7" x 22' 5" (5.05m x 6.84m)

#### En-Suite

8' 0" x 9' 11" (2.45m x 3.01m)





**MONEY LAUNDERING REGULATIONS:** Purchasers need to produce identification documentation at a later stage, and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We endeavour to make our sales particulars accurate/reliable; they are only a guide to the property. Measurements indicated are supplied for guidance only and must be considered incorrect. Please note we have not tested the services or equipment/appliances in this property, we strongly advise prospective buyers to commission their own survey and service reports before finalising an offer to purchase. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE OR REPRESENT FACT OR FORM PART OF ANY OFFER/CONTRACT. THE MATTERS REFERRED TO IN THE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS/TENANTS. NEITHER PETER CUFFARO ESTATE AGENTS OR ANY OF ITS EMPLOYEES/AGENTS HAVE AUTHORITY TO MAKE/GIVE ANY REPRESENTATION OR WARRANTY IN RELATION TO THIS PROPERTY.