



pc.

Walnut Tree Close, Hoe Lane
£725,000



pc.
PETER CUFFARO
ESTATE AGENTS

Plot 4, Walnut Tree Close

Hoe Lane, Nazeing

Brand-new 5-bed detached home in Nazeing village. Luxurious living with log burner, open-plan kitchen/diner, en-suites, countryside views. Ideal for families and commuters.

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



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Entrance Hall

11' 11" x 7' 9" (3.62m x 2.37m)

Lounge

13' 1" x 16' 10" (3.99m x 5.12m)

Kitchen

10' 7" x 7' 9" (3.22m x 2.37m)

Family Room

16' 3" x 16' 10" (4.95m x 5.13m)

WC

3' 3" x 3' 2" (0.99m x 0.97m)

Landing

8' 8" x 3' 6" (2.63m x 1.07m)

Landing

3' 1" x 9' 7" (0.95m x 2.91m)

Bedroom Two

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

En-suite

3' 11" x 7' 5" (1.19m x 2.26m)

Bedroom Three

11' 5" x 13' 2" (3.49m x 4.02m)

Bedroom Four

10' 10" x 10' 3" (3.31m x 3.13m)

Bedroom Five/Study

5' 11" x 11' 3" (1.80m x 3.44m)

Bathroom

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

Landing

8' 7" x 3' 4" (2.61m x 1.02m)

Bedroom One

22' 11" x 16' 10" (6.99m x 5.12m)

En-suite





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.