



Saffron, Middle Street, Nazeing, Essex.

  
**Reynolds Salter**  
Estate Agents



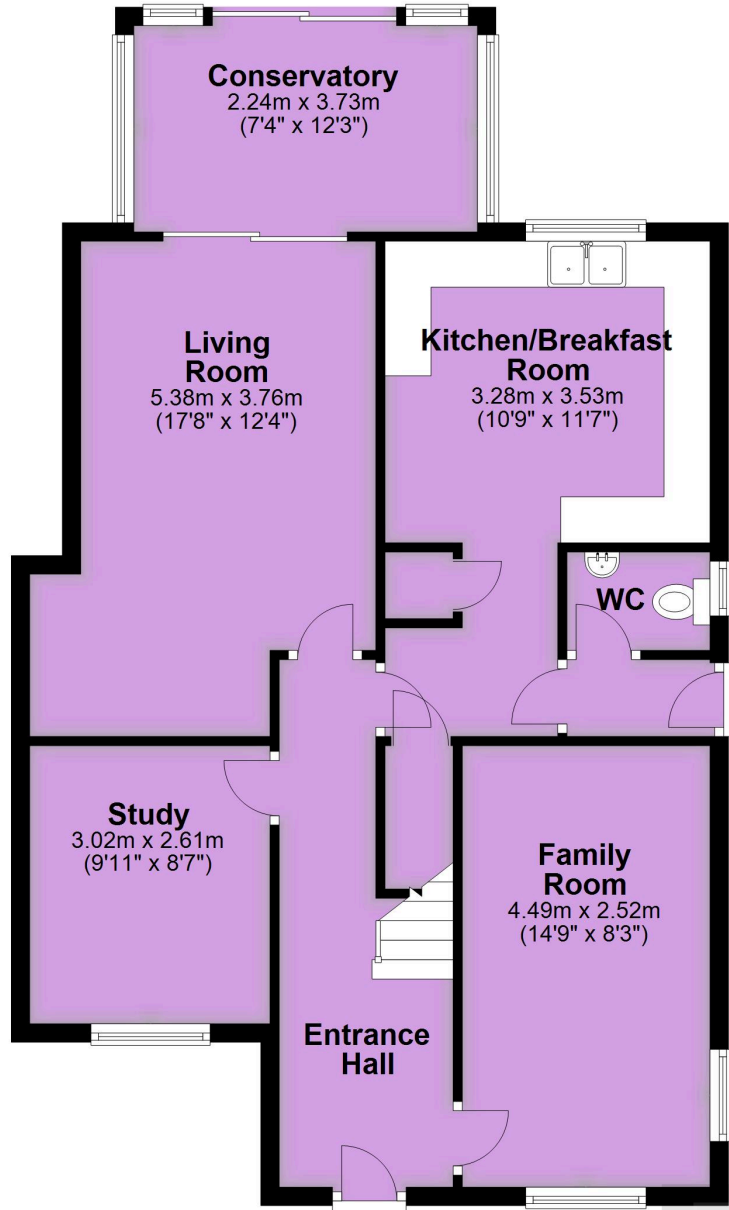


**FABULOUS DEVELOPMENT OPPORTUNITY** - A four bedroom semi detached house superbly appointed in a premier residential location in The Heart of Nazeing Village. This spacious family home offers fantastic potential for a complete refurbishment program. Planning Permission has been granted for a single storey rear extension and internal alterations to create a spacious **FIVE BEDROOM, THREE BATHROOM** family home with extensive open plan living space (full planning information is available in our office). The rear garden is mainly laid to lawn with various small trees, bushes and shrubs, along with a paved patio/seating area. The front exterior is approached via a hard standing paved driveway which provides off road parking for numerous vehicles. Nazeing is a popular village providing a number of local shops, a highly regarded primary school, and a friendly local public house. Broxbourne Railway Station with its fast and frequent service into London Liverpool Street is approximately 1.5 miles away - **CHAIN FREE**.

- **Development Opportunity**
- **Planning Permission Granted**
- **Premier Residential Location**
- **Mature Rear Garden**
- **Parking For Numerous Vehicles**
- **Chain Free**

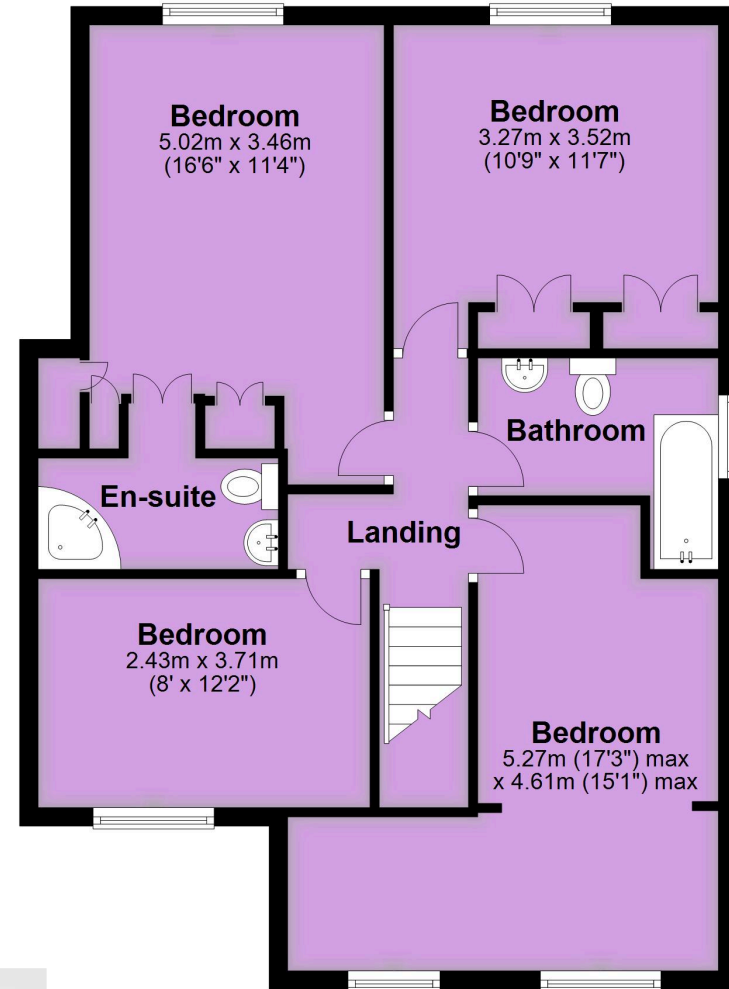
## Ground Floor

Approx. 76.6 sq. metres (824.4 sq. feet)



## First Floor

Approx. 69.1 sq. metres (744.0 sq. feet)



Total area: approx. 145.7 sq. metres (1568.4 sq. feet)

### Important notice

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Reynolds Salter in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Reynolds Salter nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice.