



Walnut Tree Close, Hoe Lane, Nazeing, Essex


Reynolds Salter
Estate Agents





A Unique New Development of just 6 Luxury Executive Detached Country Houses, ideally located in a new private cul-de-sac in the centre of Nazeing Village. These deceptively spacious homes provide bright and spacious luxury accommodation presented to a high specification over three floors. Accommodation includes: A Large Entrance Hall, Living Room with built in Log Burner, 25' Open plan Kitchen/Dining/Family Room, Ground Floor Cloakroom, 3 Double Bedrooms plus Bedroom 5/Study on the First Floor, 3 Bath/Shower Rooms (2 En-Suites) and a 22'7 Master Bedroom Suite on the top floor with a Velux Balcony. The rear gardens are generously proportioned, and each property provides Off Road Parking and an Electric Vehicle Charging Point. The private road will be block paved on completion. Nazeing is a popular village providing a number of shops, a highly regarded primary school, and a friendly local public house. Broxbourne Mainline Railway Station with its fast and frequent service into London Liverpool Street is approximately 2 miles.

- **Luxury New Build Development**
- **Presented Over Three Floors**
- **Living Room With Log Burner**
- **25' Kitchen/Family Room**
- **22'7 Master Bedroom Suite**
- **Generous Gardens**
- **Electric Vehicle Charging Point**

Ground Floor

Approx. 68.2 sq. metres (734.3 sq. feet)



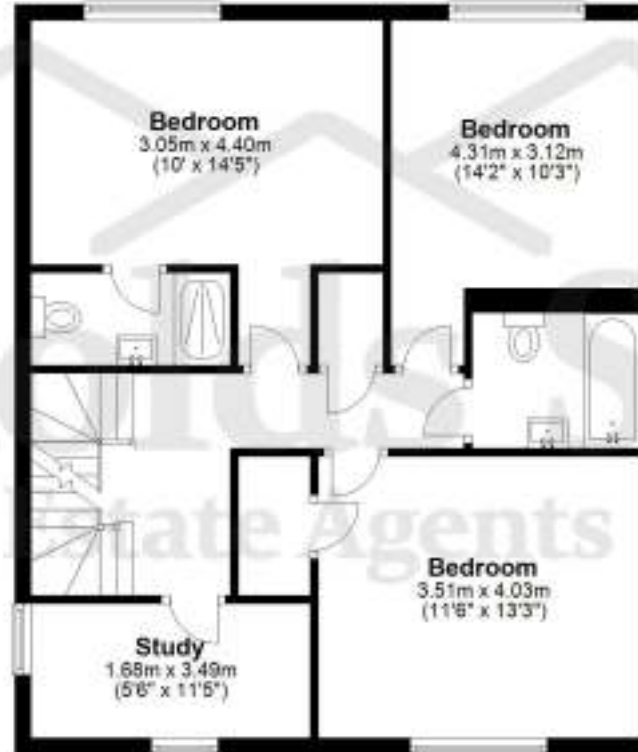
Kitchen/Dining Room
4.97m (16'4")
x 7.62m (25') max

Living Room
3.89m x 5.16m
(12'9" x 16'11")

Entrance Hall

First Floor

Approx. 68.2 sq. metres (734.3 sq. feet)



Bedroom
3.05m x 4.40m
(10' x 14'5")

Bedroom
4.31m x 3.12m
(14'2" x 10'3")

Bedroom
3.51m x 4.03m
(11'6" x 13'3")

Study
1.68m x 3.49m
(5'6" x 11'5")

Second Floor

Approx. 53.5 sq. metres (576.1 sq. feet)



Master Bedroom
6.66m x 5.03m
(22'0" x 16'6")

Eaves

Total area: approx. 190.0 sq. metres (2044.7 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE. Whilst every attempt had been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, mis-statement or use of data shown.

Property marketing provided by www.tyomarketing.co.uk

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.