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**TATSFORD VILLAS, NAZEING ROAD,
NAZEING, ESSEX. EN9 2JB.**

NO UPWARD CHAIN



Backing onto open fields with a well maintained south facing rear garden in excess of 150ft, this four bedroom, end of terraced cottage has been in the same family for almost five decades, during which time the property has been the subject of considerable renovation and enlargement, offering great flexibility in the arrangement of the Tardis style accommodation, yet still offers the incoming purchaser the opportunity to upgrade and further extend the property, subject of course, to the necessary planning consents.

Offering the best of both worlds, the cottage is situated in a semi-rural location between Broxbourne Town and Nazeing Village both offering extensive amenities. The commuter is well catered for with easily accessible transport links by both road and rail. Tatsford Villas are within the catchment area of several highly regarded schools for most grades. Lea Valley Park and Nature Reserve is literally on the doorstep.

For those purchasers seeking a family home offering great potential, we would strongly recommend an early viewing.

SUMMARY OF ACCOMMODATION

ENTRANCE PORCH

FAMILY ROOM

SITTING ROOM

SUMMARY OF ACCOMMODATION CONTINUED

- *DINING ROOM**
- *KITCHEN/BREAKFAST ROOM**
- *LAUNDRY ROOM**
- *GROUND FLOOR SHOWER/WET ROOM**
- *FOUR DOUBLE BEDROOMS**
- *FAMILY BATHROOM**
- *GAS CENTRAL HEATING AND DOUBLE GLAZING**
- *PARKING TO REAR WITH POTENTIAL TO BUILD A GARAGE**
- *100FT SOUTH FACING REAR GARDEN**

Double louvered doors provide access to a covered porch with courtesy lighting and partly glazed front door leading directly into the:



FAMILY ROOM 14'1 x 10'0 Bay window overlooking the front garden with radiator below and feature soft red brick fireplace with matching hearth, timber mantel and fitted ornate cast iron wood burner (please note chimney is currently capped). Internal glazed window and multi pane double doors with matching side light lead to the:

DINING ROOM 14'1 x 10'10 Turning stair case leading to the first floor landing with wooden balustrade and hardwood handrail. Below the staircase are fitted base units with ample shelving bookcase/storage above, the gas meter is located in a base cupboard with further cupboard housing the electric meter and fuse board adjacent radiator. Feature open arch to the breakfast area and door the:



INNER HALL Door to the sitting room and cloaks hanging space, opening to the laundry area, high level window and further opening to the:



BREAKFAST AREA 9'3 x 8'5 Built in feature alcove, with radiator below, wood effect flooring and opening to the:

KITCHEN 8'5 x 7'2 Window overlooking the rear garden, partly tiled in quality ceramics to complement a fitted range of wall and base units with illuminated working surfaces over incorporating a stainless steel single drainer sink unit with mixer tap and cupboards below. Inset four ring gas hob with adjacent built in oven. Wood effect flooring and spotlighting.





SITTING ROOM 12'9 x 12'8 Bright room, with sliding patio doors leading out to the garden, additional windows at high level, coved ceiling, wood effect flooring and dimmer lighting. Wooden shelving and cupboard housing the Worcester gas central heating boiler (approx. six years old). Wall mounted central heating thermostat control and radiator.

LAUNDRY ROOM 11' 5 x 7' Plumbing for washing machine and space for tumble drier, with marble effect working surface above. Wall mounted glass fronted display cabinet and door leading to the:

SHOWER/WET ROOM 12'11 x 6'6 Part obscure glazed door and matching side window to front. Radiator with wooden shelf above. Tiled shower area with shower unit. Wash hand basin and low flush w.c. Spot lighting and access to insulated loft.



FIRST FLOOR LANDING Arranged over two levels. Doors leading to bedrooms and bathroom. Built in airing cupboard housing the water cylinder with storage shelving above plus additional cupboard. Access to insulated loft.



PRINCIPAL BEDROOM 14'8 x 12'6 Bright room with window overlooking the rear garden, ornate coved ceiling, radiator and to one corner there is a sink fitted with cupboard below.

SECOND BEDROOM 14'2 x 10' Windows to front with radiator below. Fitted wardrobes either side of a dressing table unit with mirror and light. Sink unit with cupboard below and wooden shelving.



THIRD BEDROOM 11'9 x 8'6 Rear aspect with views over the garden and fields beyond. Radiator built in wardrobe with additional cupboard above. Access to insulated loft.

FOURTH BEDROOM 10'11 x 8'4 Window to side, with radiator below.
Fitted wardrobes and sink unit with mixer tap and cupboard below.



FAMILY BATHROOM Obscure glazed window to front plus additional sky light window. Partly tiled in wall ceramics, suite comprising wood panelled bath with mixer tap, wash hand basin with cupboard below and low flush w.c. Corner shower cubical with sliding screen doors.

EXTERIOR

Front

The front garden is principally laid to lawn with dense hedgerow providing excellent screening. A paved path leads to the front door with additional decked area running along the front of the property. Water and lighting supply.

Rear



The 150ft south facing rear garden is a real feature of the property and over years has been a real labour of love with a great deal of thought given to the lay out, the garden is laid to lawn with mature hedges and specimen trees including evergreen oak and fir, together with productive apple and cherry trees. The once productive vegetable plot can easily be reinstated next to the hardstanding for a previous shed/workshop. The paved pathway leads you past the large ornamental fishpond with waterfall home to a number of large fish. The end of the garden offers the potential to build a garage, serviced by a side road running along the end of the cottages. The garden has both light and water supplies. Directly behind the property is a bespoke decked bridge giving convenient access in and out of the property.

Views at the end of the garden



Parking Space

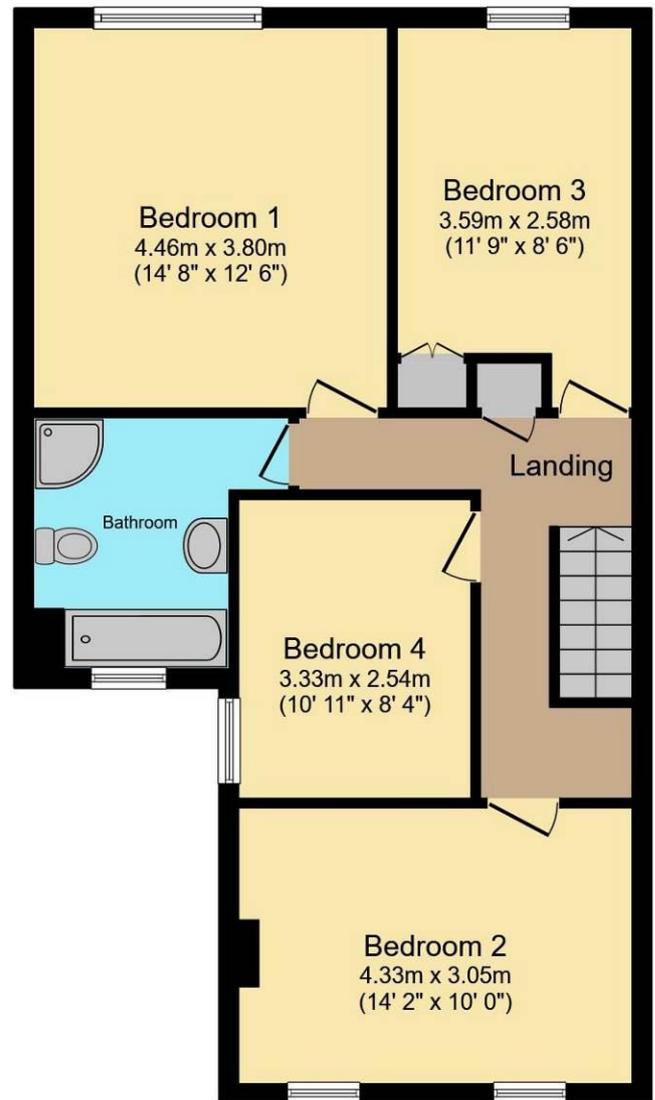
As mentioned above there is currently space for two/three vehicles with potential to build a garage.

Floor Plans

These drawings are not to scale and should be used for observational purposes only



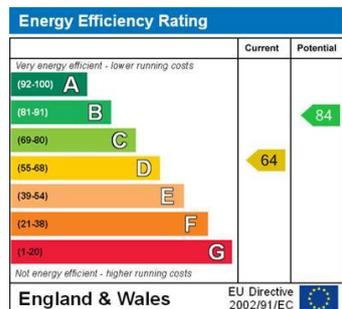
Ground Floor



First Floor

PRICE: £547,500. FREEHOLD

Energy Performance Graph



The full Energy Performance Certificate can be viewed at our office or a copy can be requested via email

Redress Scheme: - The Property Ombudsman - www.tpos.co.uk



VIEWING: *By appointment with Joint Sole Agents - please contact: JEAN HENNIGHAN PROPERTIES - telephone 01992 445055*

Important Note One: *To conform with the new E.C. Money Laundering Directive, purchasers are now required to provide photographic identification in the form of a passport or drivers license together with a copy of a recent utility bill. We would recommend that prospective purchasers have these documents available to save any delay, when a sale is agreed.*

Important Note Two: *These sales particulars have been prepared by Jean Hennighan Properties upon the instructions of the vendor(s) and do not constitute any part of a contract. Services, fittings and equipment referred to within have not been tested (unless otherwise stated) and no warranties can be given. All measurements are approximate and are for descriptive purposes only. Accordingly, the prospective purchaser(s) must make their own enquiries regarding such matters. Det 2688*

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