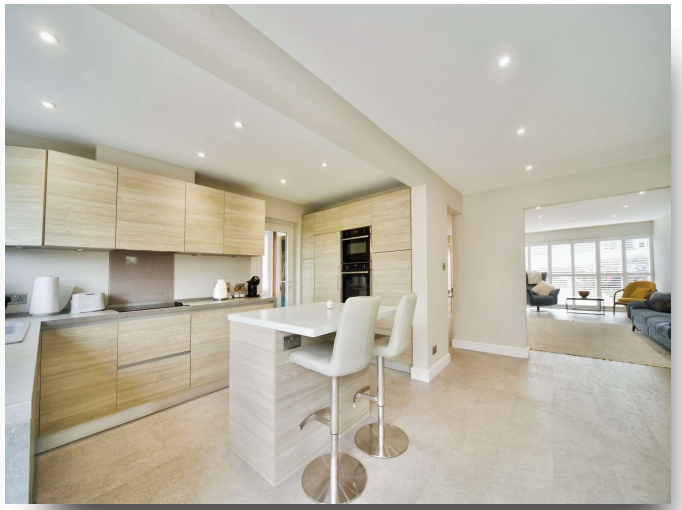


The Rowans Tatsfield Avenue,Nazeing Waltham Abbey EN9 2HH

william h brown

welcome to

The Rowans Tatsfield Avenue, Nazeing Waltham Abbey

William H Brown are delighted to bring to the market this stunning four bedroom detached family home situated in a quiet turning in the heart of Nazeing Village. An internal viewing is a must!

Accommodation Comprises Of:
Entrance Hall
Storage cupboard, two double glazed windows to front aspect, stairs to first floor, radiator.

Cloakroom
Wash hand basin, wc, tiled floor.

Lounge
21' max x 10' 11" max (6.40m max x 3.33m max)
Double glazed window to front aspect, radiator.

Kitchen
19' 2" max x 18' 1" max (5.84m max x 5.51m max)
Patio doors, double glazed window to rear aspect, island, a range of wall and base units, sink unit, integrated oven, extractor fan, induction hob, tiled floor.

Bedroom 1
11' 7" x 10' 11" (3.53m x 3.33m)
Double glazed window to rear aspect, built in wardrobe, radiator.

Bedroom 2
11' 7" max x 11' 3" max (3.53m max x 3.43m max)
Double glazed window to front aspect, built in wardrobe, radiator.

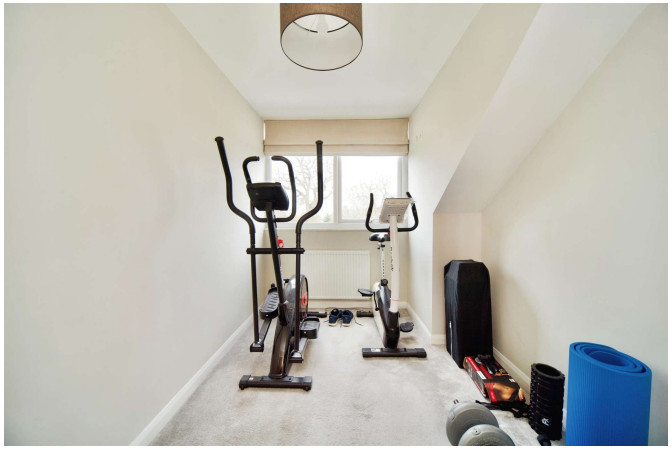
Bedroom 3
11' 7" max x 7' 3" max (3.53m max x 2.21m max)
Double glazed window to rear aspect, radiator.

Bedroom 4
11' 7" max x 7' 4" max (3.53m max x 2.24m max)
Double glazed window to front aspect, built in wardrobe, radiator.

Bathroom
Shower cubicle, wc, wash hand basin, tiled walls, tiled floor.

Exterior
Front Garden
To the front of the property is a driveway.

Rear Garden
To the rear of the property is a patio area, lawn area.



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welcome to

The Rowans Tatsfield Avenue, Nazeing Waltham Abbey

- Detached family home
- Four bedrooms
- Stunning rear garden
- Driveway
- Garage

Tenure: Freehold EPC Rating: D
Council Tax Band: F

£700,000

Ground Floor **First Floor**

Total floor area 138.2 sq.m. (1,488 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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The Property Ombudsman

Property Ref:
BRX109023 - 0008

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

william h brown

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.