



- VILLAGE LOCATION
- SUBSTANTIAL GROUND FLOOR EXTENSION
- OFF ROAD PARKING
- THREE BEDROOMS

Allmains Close, Nazeing, Waltham Abbey, EN9 2LX

PRICE:£475,000 FREEHOLD

SUBSTANTIALLY EXTENDED to the rear side ground floor to create a very large living area we offer this 3 bedroom semi-detached property with potential for further extension (STPP) Located within the semi rural village of Nazeing with local facilities close by. GARAGE AND PARKING. Two bathrooms. CHAIN FREE .



## Property Description

Allmains close is an established cul-de-sac within the village of Nazeing and is ideally located for the local amenities at Nazeing parade for day to day needs and additionally local pubs/restaurants and Nazeing Golf Club. For the commuter Broxbourne BR Station is approx. 3 miles and offers a regular service into London Liverpool Street.

The property itself has been sympathetically extended to the ground floor creating a very large living space with two spacious living rooms and a fully fitted 18ft kitchen. There is potential, in our opinion and subject to the usual planning consents, to further extend above the garage space.

The accommodation in brief comprises entrance porch which grants access to main lounge with stairs ascending to the first floor. To the rear of the property is the fully fitted kitchen with separate dining area, which overlooks and provides access to the rear garden which ensures that al-fresco dining in the summer months is easily achieved. In addition to this there is a large family room which extends to approx. 20' and this is supported by the ground floor fully tiled shower room with walk in shower and white suite. To complete the ground floor there is access to the integral garage which may provide further living accommodation subject to planning if further space is desired.



The first floor of the property offers three good size



bedrooms and full bathroom with free standing Victorian bath tub and half tiled walls.

Externally the front of the property has been professionally laid to block paving providing off road parking for several vehicles and the rear garden has been designed to be low maintenance with block paved patio and decorative stone area.

Other features include full gas central heating and double glazing. As the property is being offered CHAIN FREE, early viewing is highly recommended

**ACCOMMODATION IN BRIEF COMPRISES:**

**PORCH**

5' 2" x 5' 00" (1.57m x 1.52m)

**LOUNGE**

17' 11" x 12' 4" (5.46m x 3.76m)

**KITCHEN**

18' 2" x 9' 9" (5.54m x 2.97m)

**DINING AREA**

9' 1" x 8' 7" (2.77m x 2.62m)

**FAMILY ROOM**

20' 5" x 9' 10" (6.22m x 3m)

**GROUND FLOOR SHOWER**

8' 1" x 5' 00" (2.46m x 1.52m)

**FIRST FLOOR LANDING**

**BEDROOM ONE**

11' 9" x 9' 5" (3.58m x 2.87m)

**BEDROOM TWO**

9' 10" x 8' 11" (3m x 2.72m)

**BEDROOM THREE**

8' 2" x 8' 4" (2.49m x 2.54m)

**BATHROOM**

9' 00" x 5' 7" (2.74m x 1.7m)

**REAR GARDEN**

**GARAGE**

16' 7" x 10' 1" (5.05m x 3.07m)

**CHARGES AND TENURE**

Freehold Title

Council Tax Epping Forest District Council Band D

**UTILITIES AND SUPPLIERS**

Electricity - Mains - E.ON

Water - Mains - Affinity Water

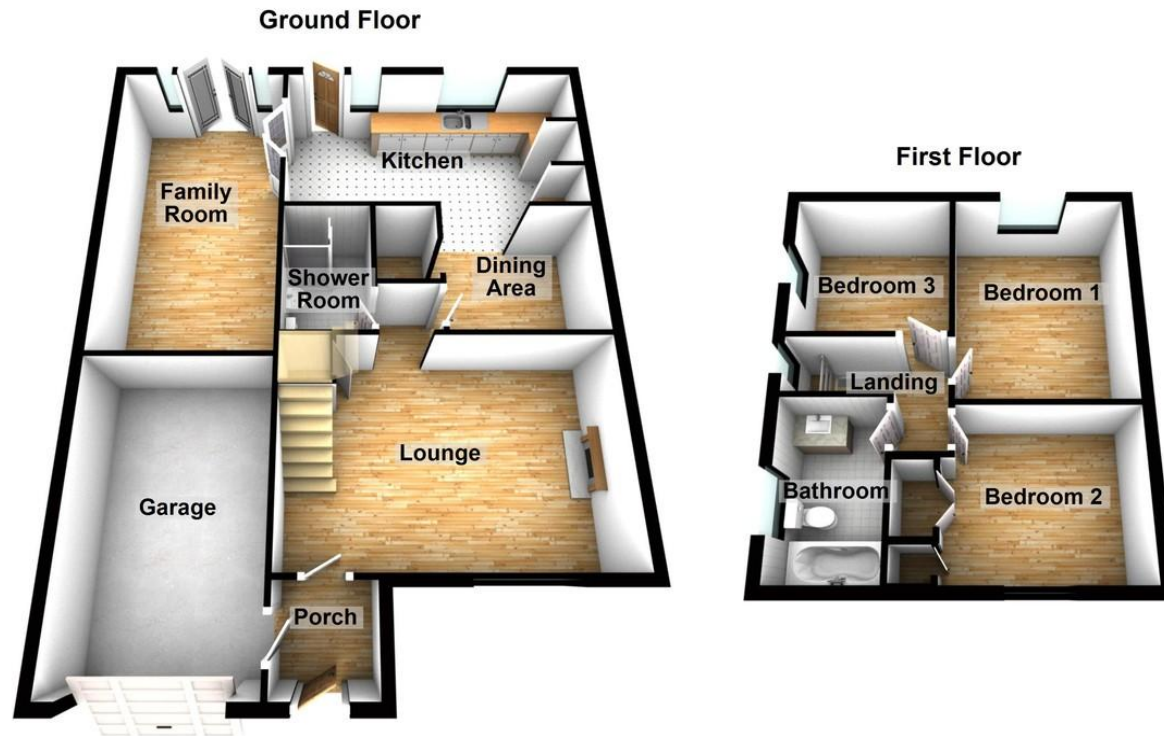
Sewage - Affinity Water

Heating - Gas Central Heating - E.ON

Broadband - EE BT

Mobile - EE Three Vodafone 02

Flood Risk - Very Low



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E		
21-38	F	38 F	
1-20	G		

25 Market Square, Waltham Abbey,  
Essex, EN9 1DU

[www.rainbowestateagents.co.uk](http://www.rainbowestateagents.co.uk)

01992 711222

[rebecca@rainbowestateagents.co.uk](mailto:rebecca@rainbowestateagents.co.uk)

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements