





## Barnard Acres, Nazeing, Waltham Abbey, EN9 2LZ

Westwood Leber are delighted to bring to the market this beautifully presented three-bedroom terraced family home, perfectly positioned within the popular Barnard Acres development in the heart of Nazeing. Finished to an excellent standard throughout, this superb home offers bright and well-balanced accommodation, making it an ideal purchase for first-time buyers, young families or those looking to upsize.

The ground floor comprises a welcoming entrance porch, spacious living room and a well-appointed fitted kitchen with ample dining space, creating an ideal setting for both everyday living and entertaining. The first floor offers three well-proportioned bedrooms, a modern family bathroom and additional built-in storage.

Externally, the property benefits from a private driveway to the front, providing convenient off-street parking, while the rear garden offers an excellent outdoor space for relaxing, entertaining and family enjoyment.

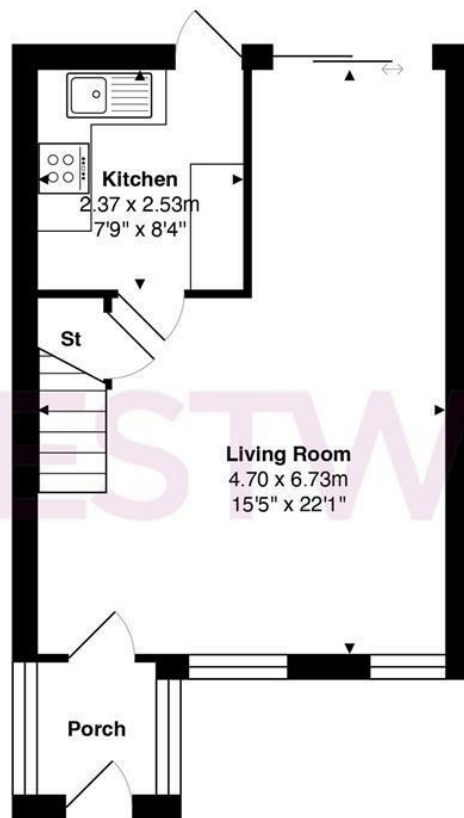
Barnard Acres enjoys a desirable village location, with local shops, schools and amenities all within easy reach. The nearby towns of Hoddesdon, Broxbourne and Waltham Abbey provide an excellent range of shopping, leisure facilities and mainline railway stations with direct links into London.

A fantastic opportunity to acquire a beautifully presented family home in a sought-after Nazeing location, offering stylish accommodation, private parking and excellent convenience.

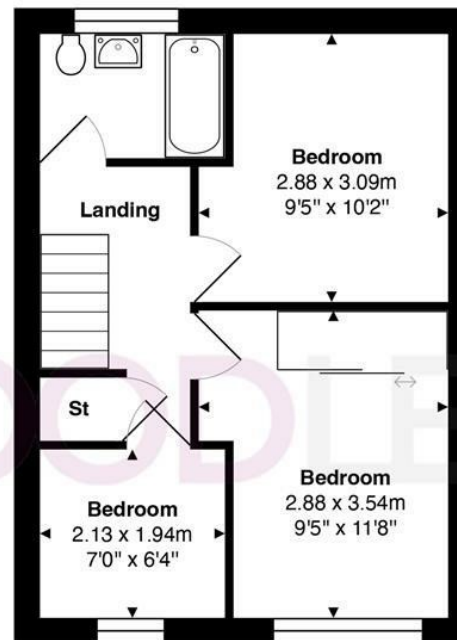


**WESTWOODLEBER**

**WESTWOODLEBER**  
LET US GUIDE YOU HOME



Ground Floor



First Floor

Total Area: approx. 65.6 m<sup>2</sup> ... 706 ft<sup>2</sup>

THE FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND IS NOT TO SCALE.  
Measurements and features are approximate and may differ from the actual property. Verify all details independently; no liability is accepted for errors or omissions.

Property marketing provided by [www.fotomarketing.co.uk](http://www.fotomarketing.co.uk)





WESTWOODLEBER



WESTWOODLEBER



WESTWOODLEBER



WESTWOODLEBER

