

Lanes

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Marigold Cottage Bumbles Green Lane, Nazeing, Waltham Abbey, EN9 2SG

Guide Price £1,125,000

Lanes are pleased to offer this four DOUBLE bedroom DETACHED family home. The property boasts a beautifully maintained south facing rear garden, Electric gated parking for numerous cars, ground floor cloakroom, two ensuites, family bathroom, ground floor study, Kitchen/breakfast room, dining room, morning room and much much more.

Marigold Cottage enjoys the best of both worlds with a rural feel created by the surrounding countryside whilst the property is within easy reach of local shops, approximately 1.2 miles, and is perfect for the commuter with Broxbourne British Rail Station, approximately 2.6 miles, and Epping Underground, approximately 7 miles.

Viewing is essential to really appreciate this amazing Family home

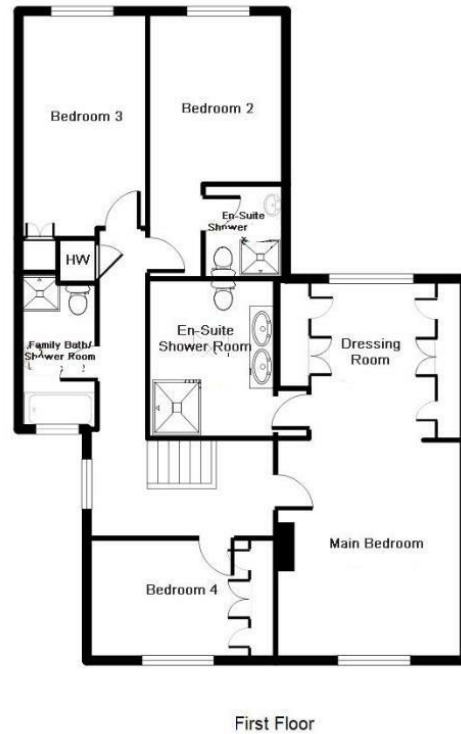


Door to:
Living room
 24'6 x 11'11 (7.47m x 3.63m)
Dining Room
 13'1 x 11'7 (3.99m x 3.53m)
Garden Room
 15'8 x 11'0 (4.78m x 3.35m)
Kitchen/Diner
 23'11 x 11'4 (7.29m x 3.45m)
Morning
Hallway
Study
 18'6 x 7'0 (5.64m x 2.13m)
Cloakroom
Landing
Master Bedroom
 14'0 x 12'0 (4.27m x 3.66m)
Dressing Area
 10'0 x 8'0 (3.05m x 2.44m)
Ensuite
Bedroom Two
 10'11 x 9'0 (3.33m x 2.74m)
Ensuite
Bedroom Three
 14'11 x 8'0 (4.55

Bedroom Four
 10'0 x 8'0 (3.05m x 2.44m)
Family Bathroom
Front Garden
 Electric gates leading to parking for numerous cars
Rear Garden
Garage
 18'0 x 8'0 (5.49m x 2.44m)
Reference
 HE/PL/PL/PL/26102022

| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | 73 |
| (55-68) | D | | |
| (39-54) | E | 53 | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |



IMPORTANT NOTICE TO PROSPECTIVE PURCHASERS

We are not qualified to test any apparatus, equipment, fixtures and fittings or services so cannot confirm that they are in working order or fit for their intended purpose. We do not have access to property deeds or lease documents so prospective purchasers should rely only on information given by their solicitors on relevant matters. Measurements are approximate and are only intended to provide a guide.

