



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 (4.55m x 2.44m)

Bedroom Four

10'0 x 8'0 (3.05m x 2.44m)

Family Bathroom

Electric gates leading to parking for numerous cars

Rear Garden**Garage**

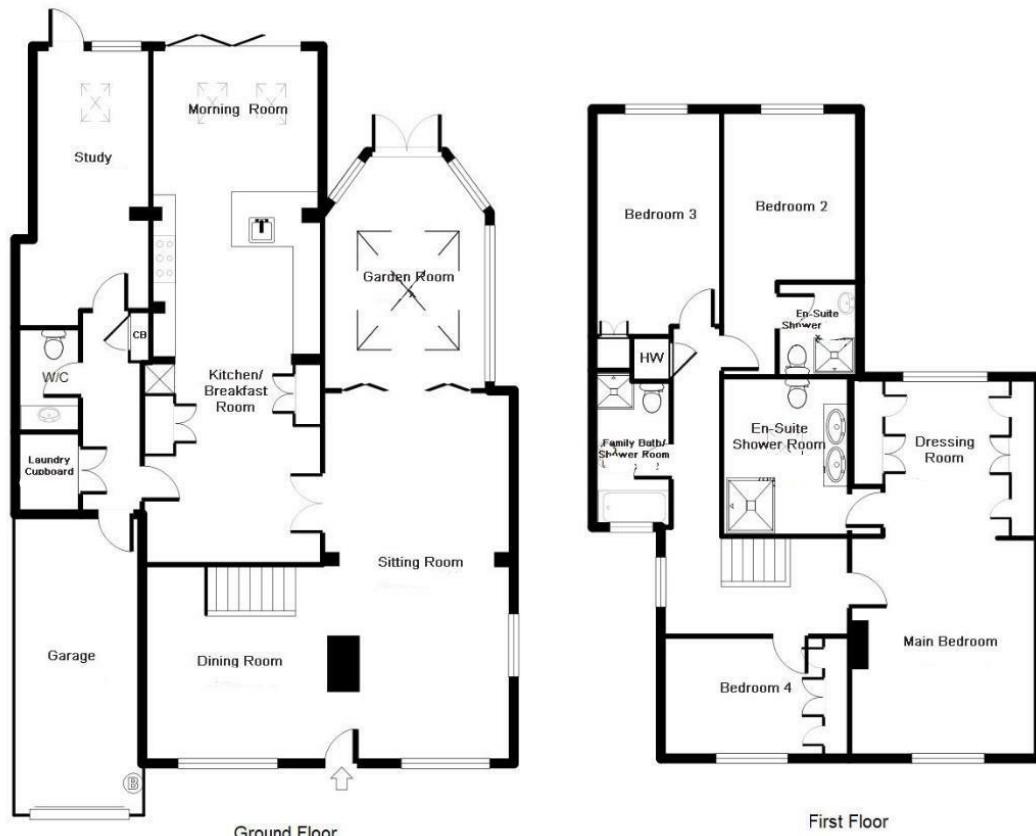
18'0 x 8'0 (5.49m x 2.44m)

Reference

HE/PL/PL/26102022

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(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.



2 Market Street, Hertford, SG14 1BD

Tel: 01992 582 000

Email: he@lanesproperty.co.uk www.lanesproperty.co.uk