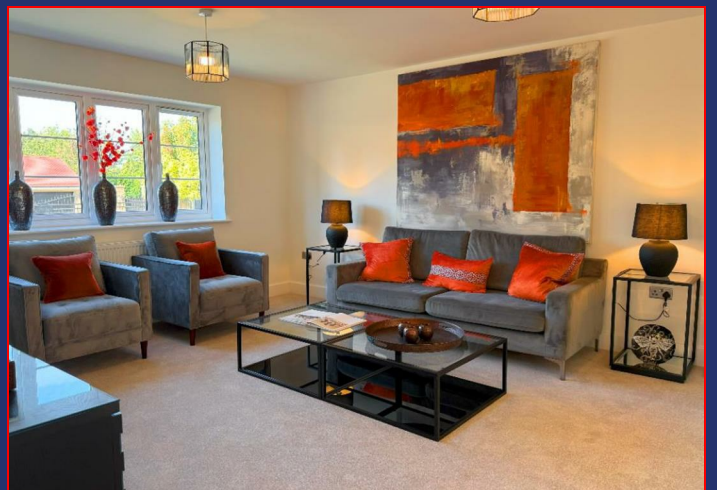


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Pecks Hill, EN9 2NX



£750,000 Freehold



Kings Group are delighted to present 'The Weald' a sophisticated 2.5 story 4 bedroom detached executive residence situated within the exclusive Landmark development in Nazeing. Built to the exacting standards of Wheatley Homes, this property includes an extensive suite of premium fixtures and fittings as standard, offering a refined opportunity to escape the city's pace while maintaining a seamless commute into the capital.

The ground floor opens with a welcoming entrance hallway leading into a grand, light-filled lounge. Interconnecting doors flow into the modern open-plan kitchen and dining area, the true heart of the home, complete with high-end appliances and bi-fold doors opening onto the enclosed rear garden. A cloakroom and staircase complete this level.

On the first floor are three generously sized bedrooms, a study, and a family bathroom. Bedroom two benefits from its own en-suite shower room.

The entire second floor is dedicated to a stunning master suite, featuring built-in wardrobes, eaves storage, and a private en-suite bathroom. An additional storage room is accessed from the landing.

Every home at The Landmark is finished to a high specification, with eco-conscious features including air source heat pumps and EV charging points as standard, ensuring an energy-efficient lifestyle.

Externally, the property enjoys an enclosed rear garden with patio, plus a garage and driveway accessed via side gate or rear access.

Perfectly positioned for commuters, The Landmark offers easy access to Broxbourne, Harlow, and Hoddesdon, with rail links from Broxbourne to London Liverpool Street in under 30 minutes.

For further information or to arrange a viewing, please contact Kings Group.

HALL

LIVING ROOM

DINING ROOM

DOWNSTAIRS W.C

1ST FLOOR LANDING

BEDROOM

EN-SUITE

BEDROOM

BEDROOM

STUDY

2ND FLOOR LANDING

BEDROOM

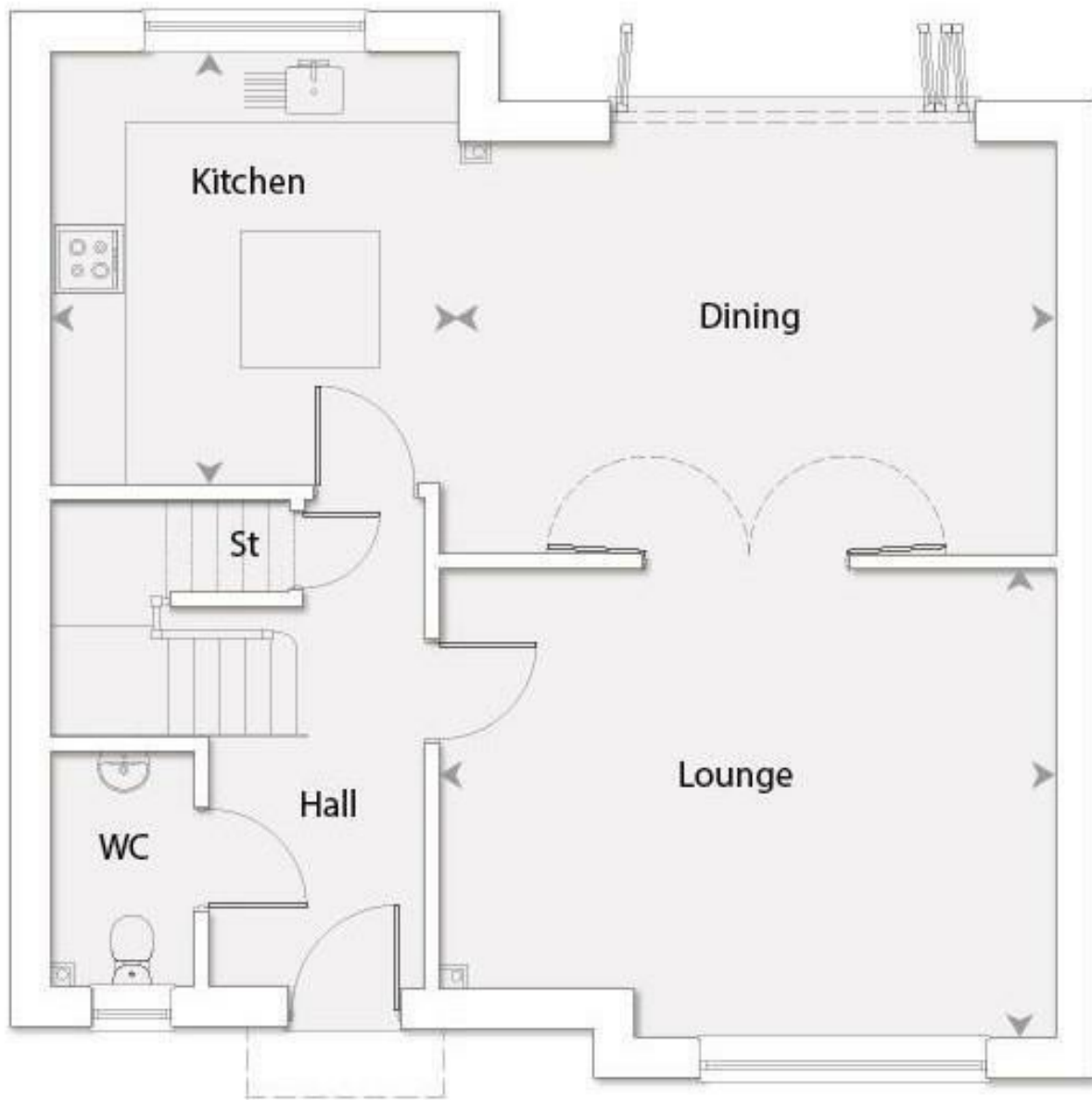
EN-SUITE

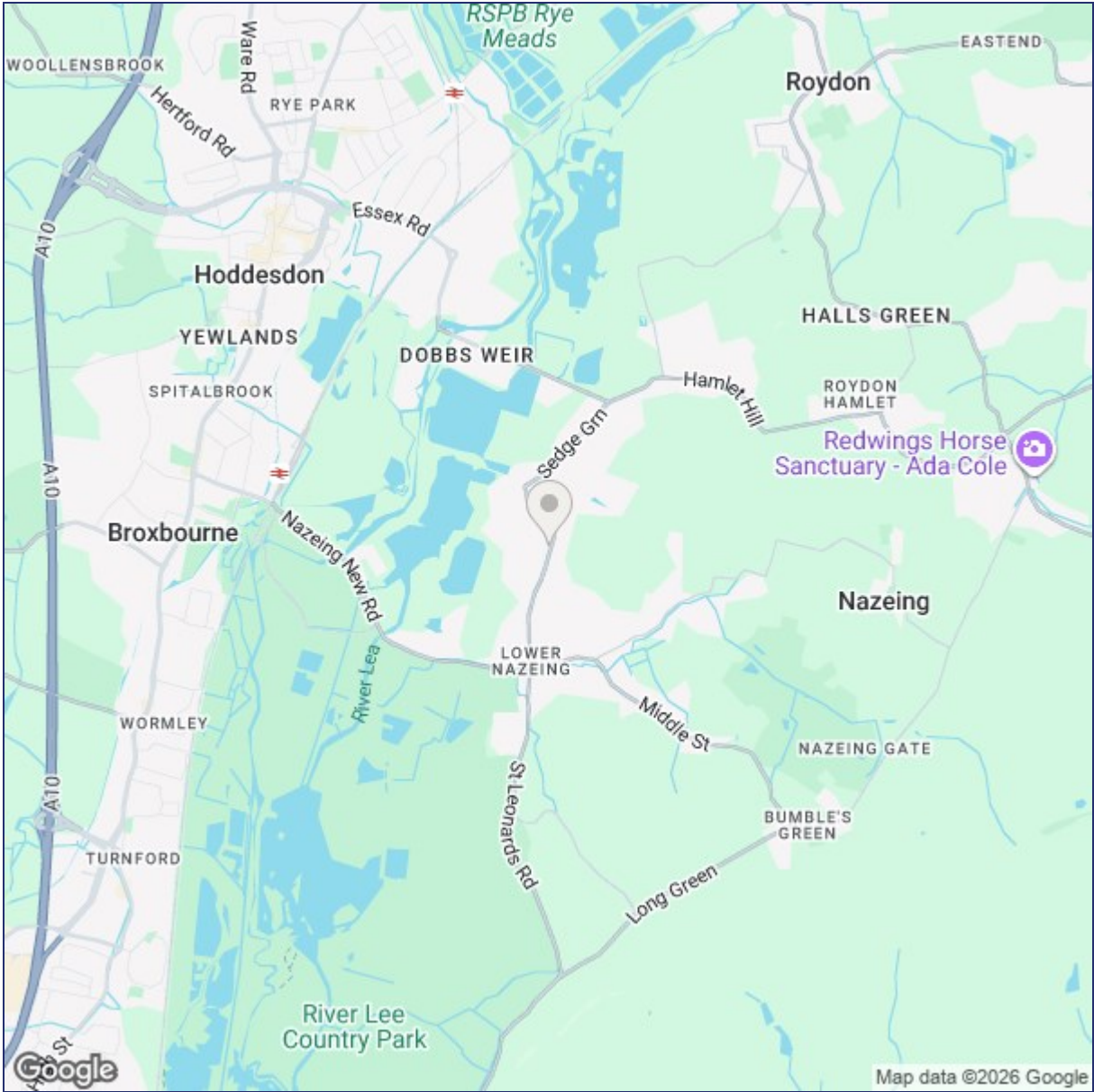
EAVES STORAGE

DISCLAIMER

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 will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you
3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. References to tenure of a property are based upon information supplied by the vendor. The agent has not had sight of the title documents, a buyer is advised to obtain verification from their solicitor.
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7. This is to confirm that in some instances Ai maybe used to include furnishings and augmentation of images

GROUND FLOOR





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

(“These details are correct at time of going to press”).

THE PROPERTY MISDESCRIPTIONS ACT 1991. The agent has not tested any apparatus, equipment, fixtures or services and so cannot verify that they are in working order, or fit for the purpose. References to the Tenure of a property are based on information supplied by the vendor. The agent has not had sight of the Title documents. A buver is advised to obtain verification from their Solicitor or Surveyor.

