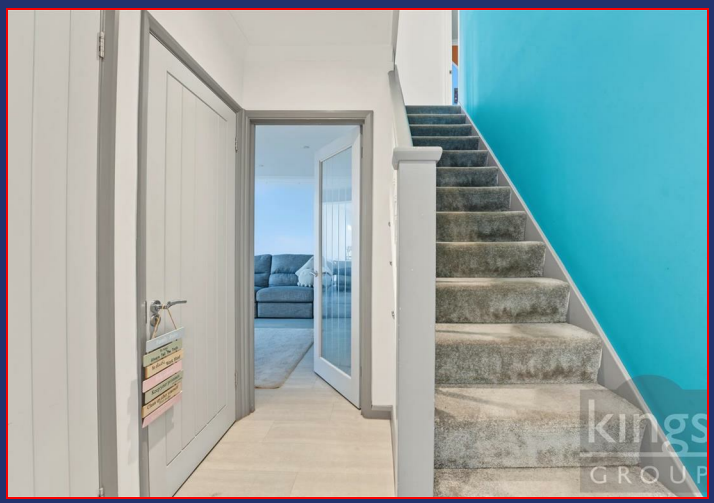
8A Sun Street
Waltham Abbey
Essex
EN9 1EE

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# St. Leonards Road, Nazeing EN9 2HJ

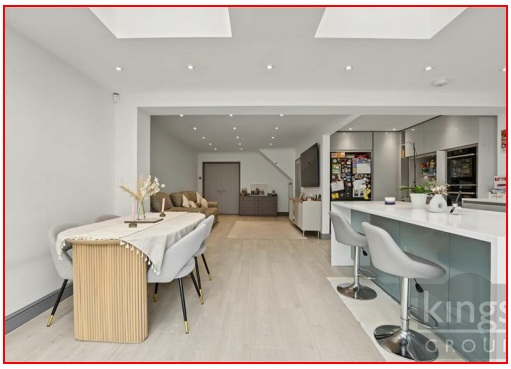






**£599,995 Freehold**











The Cherries is a well-presented and thoughtfully extended semi-detached 3/4 bedroom chalet house, offering flexible and modern living accommodation.

The main feature of the ground floor is the open-plan Kitchen/Diner/Family Room, which has been improved in recent years and includes underfloor heating, fitted Neff appliances, roof lanterns and bi-fold doors opening onto the patio. There is also a versatile additional room which could be used as a fourth bedroom, games room, study or playroom, together with a ground floor cloakroom/WC.

Upstairs are three double bedrooms, all benefiting from air conditioning. The master bedroom also features a walk-in wardrobe and re-fitted en-suite shower room.

Outside, the property has an approximately 80-foot west-facing rear garden with a large patio and BBQ area, complete with a retractable electric awning. A detached timber outbuilding provides useful storage as well as a separate space currently used as a gym, studio and private cinema room.

Located on St Leonards Road in the heart of Nazeing, the property is within easy walking distance of Nazeing Primary School and the local parade of shops. The area offers a village setting with a range of everyday amenities close by.

Call Kings Group today on 01992 652006 to arrange your viewing.

**HALL**

**LIVING ROOM 12'7 x 12'6**

**DINING ROOM 21'5 x 11'8**

**KITCHEN 12'0 x 8'7**

**GROUND FLOOR CLOAKROOM**

**LANDING**

**BEDROOM 12'2 x 11'8**

**ENSUITE SHOWER ROOM**

**BEDROOM 12'8 x 10'1**

**BEDROOM 12'8 x 9'6**

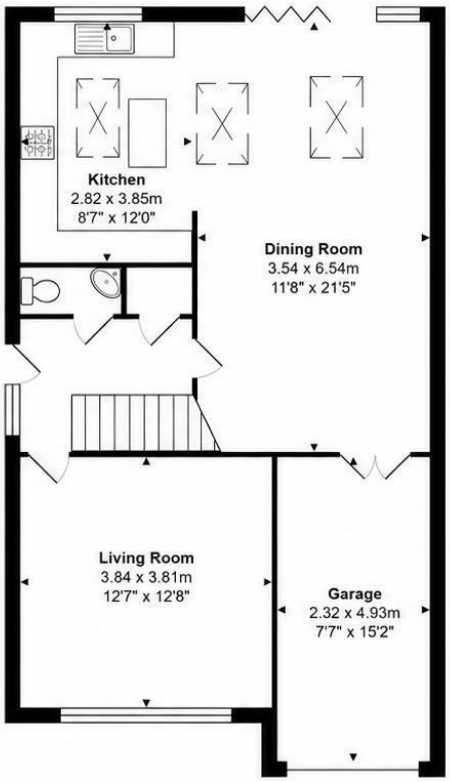
**BATHROOM**

**DISCLAIMER**

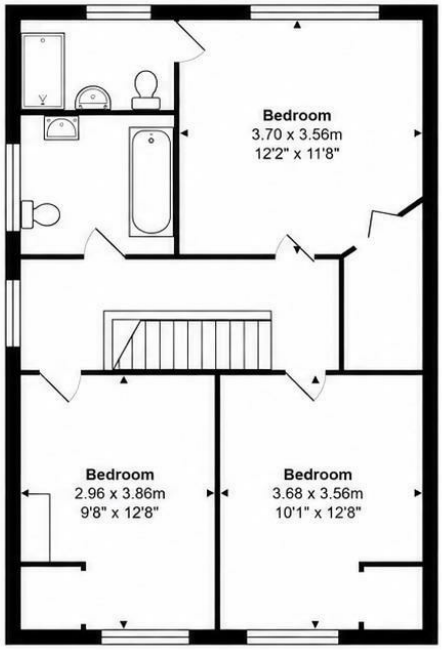
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2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and 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.
6. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. KINGS GROUP NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.
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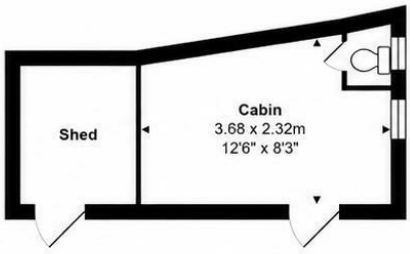
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**Ground Floor**
Area: 67.0 m² ... 722 ft²




**First Floor**
Area: 56.7 m² ... 610 ft²




**Outbuilding**
Area: 13.0 m² ... 140 ft²

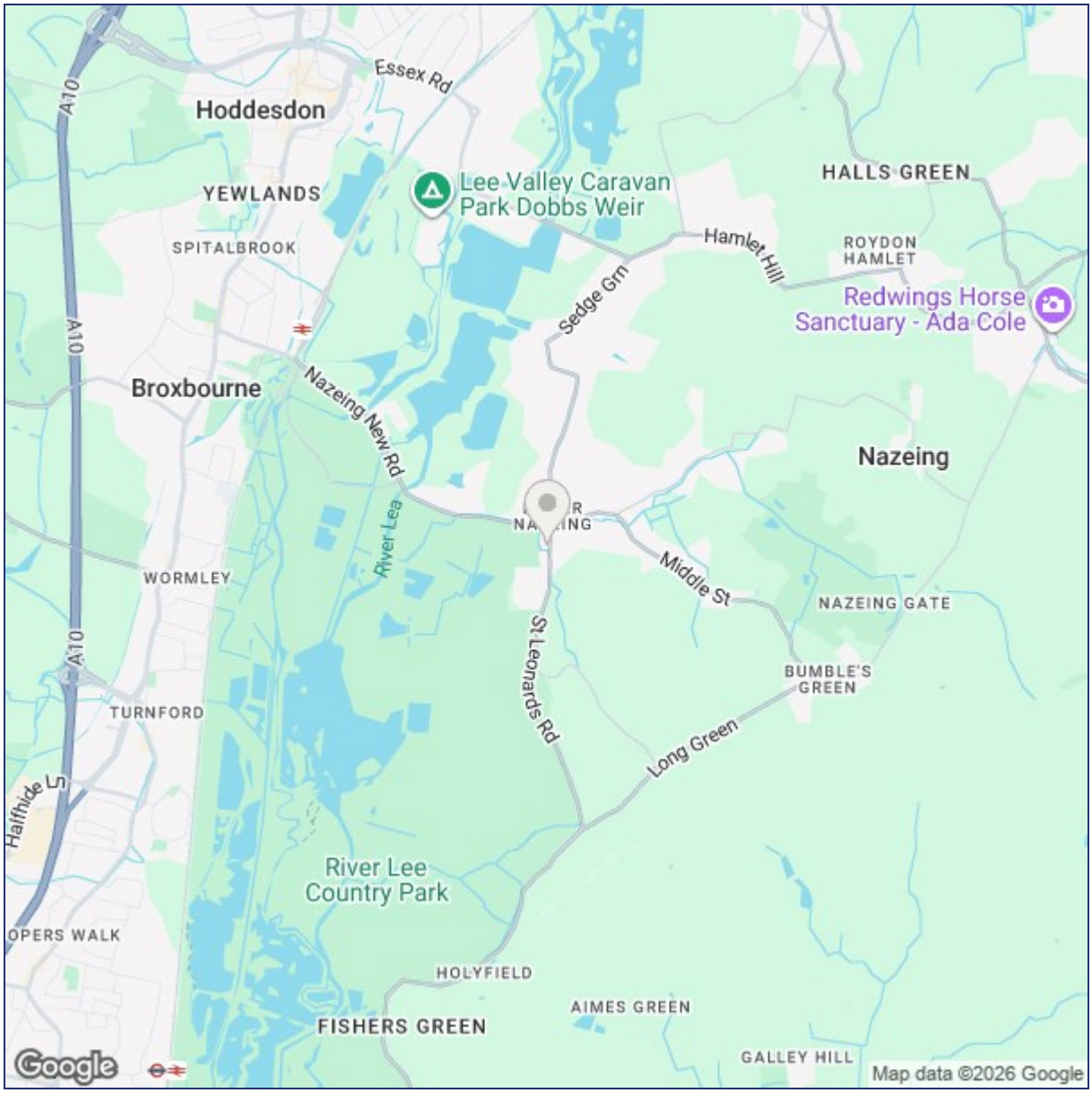
Total Area: 136.7 m² ... 1471 ft²

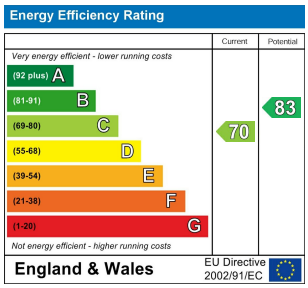
THE FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND IS NOT TO SCALE.
Measurements and features are approximate and may differ from the actual property. Verify all uitects independently, no liability is accepted for errors or omissions.

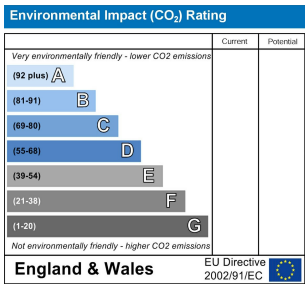
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("These details are correct at time of going to press").

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