



Ronda Middle Street, Nazeing, Waltham Abbey, EN9 2LB

£800,000



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*** A STUNNING FAMILY HOME *** This amazing five-bedroom detached Family home is one of two detached properties built approximately 10 years ago. The owners have recently upgraded the property to an even higher standard. The property offers you a bright, comfortable, modern and spacious home. The upgrading includes new flooring, decoration throughout and all bathrooms. You can't fail to be impressed with this real gem, which offers an impressive 2400 sq. feet of living space balanced over four floors.

The lower ground floor boasts an exceptionally high-quality modern kitchen-diner with fully integrated appliances and bi-fold doors leading to the breakfast terrace. The grand entrance opens on to an inner reception/lobby area. The large main reception boasts a contemporary glazed balcony with views of the outside entertaining space and the good size garden (c80 feet). The beautifully landscaped rear garden enjoys an amazing entertaining space with seating areas, built-in pizza oven. Beyond this area is the low maintenance lawn leading to a unique Scandinavian Yurt. The property includes a garage with block-paved driveway with ample off-street parking. In keeping with its modern credentials; an electric vehicle charging point, bike-store & bin-store. The rear garden can be accessed from both sides. This home ideal for buyers seeking a comfortable village setting with access to all areas including fast trains to London. Call Lanes to book your viewing



Entrance Hall	
Main Reception	19'8 x 15'8 (5.99m x 4.78m)
Ground Floor W/C	
Lower Ground Floor	
Kitchen - Dining Room	19'8 x 15'8 (5.99m x 4.78m)
First Floor Landing	
Bedroom Two	12'8 x 11'1 (3.86m x 3.38m)
En-Suite	
Bedroom Three	11'6 x 11'1 (3.51m x 3.38m)
En-Suite	
Bedroom Four	16'2 x 8'4 (4.93m x 2.54m)
Bedroom Five	13'1 x 8'4 (3.99m x 2.54m)
Family Bathroom	
2nd Floor Landing	
Master Bedroom	19'1 x 13'10 (5.82m x 4.22m)
En-Suite	
Garage and Parking	
Rear Garden	80' (24.38m)
Scandinavian BBQ Lodge	10'6 x 5'10 (3.20m x 1.78m)

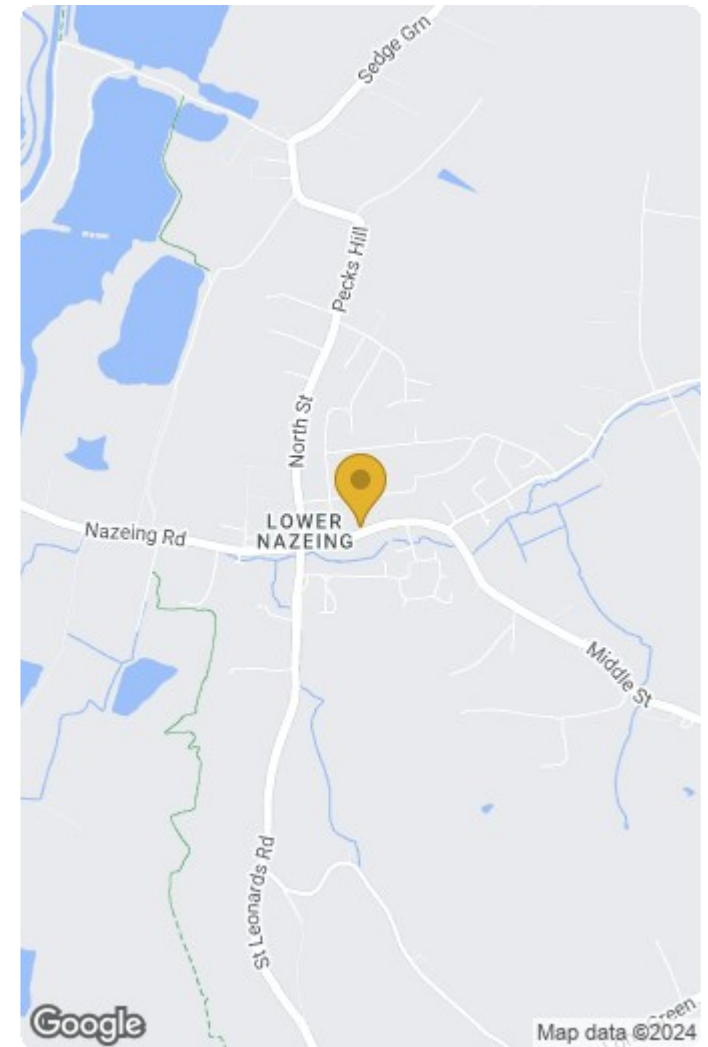






TOTAL FLOOR AREA : 2034sq.ft. (189.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Class	Band
Very energy efficient - lower running costs	(92 plus)	A	
	(81-91)	B	
	(69-80)	C	
	(55-68)	D	
	(39-54)	E	
	(21-38)	F	
Not energy efficient - higher running costs	(1-20)	G	
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Class	Band
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	
Not environmentally friendly - higher CO ₂ emissions	(1-20)	G	
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 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.

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