



2 Allmains Close, Nazeing, Waltham Abbey, EN9 2LX

Asking Price £700,000



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An absolutely stunning three bedroom semi detached home, beautifully remodelled and refurbished to an exceptional standard by the current owners. Located in the highly sought-after Bumbles Green area, this property effortlessly combines modern style with countryside charm.

Step inside to a spacious entrance hall that sets the tone for the rest of the home. The contemporary Howdens kitchen is sleek and stylish, flowing through to a separate dining area ideal for entertaining. A beautiful double-aspect lounge features a top of the range Wireless Dru Gas fire with Patio doors leading out to the rear garden, flooding the space with natural light. A convenient cloakroom and understairs storage complete the ground floor.

Upstairs, the light-filled landing leads to three generously sized double bedrooms. The master bedroom enjoys a double-aspect outlook, eaves storage, and a private en-suite shower room. A luxurious family bathroom features a large freestanding bath, a walk-in rainfall shower, and elegant Italian tiled floors, adding a touch of spa-like comfort to everyday living.

Externally, the property continues to impress. A large block-paved driveway provides ample parking for multiple vehicles and has been completely remodelled to enhance kerb appeal. The rear garden has been thoughtfully landscaped and includes a hard-standing area with a stylish pergola perfect for family BBQs, outdoor dining, or simply relaxing on a sunny afternoon.

Surrounded by open countryside offering peaceful walks and scenic views, this home delivers the perfect balance of rural tranquility and modern convenience. Broxbourne Station is just a 5–10 minute drive away, and there are several highly regarded schools nearby.

This is more than just a house it's a lifestyle. Call Lanes today to arrange your private viewing.



Ground Floor

Entrance Hall 16'2 x 7'8 (4.93m x 2.34m)

Cloakroom

Kitchen Diner 20'8 max x 16 max (6.30m max x 4.88m max)

Lounge 21'9 x 16'5 (6.63m x 5.00m)

First Floor

Landing 10'6 x 7'5 (3.20m x 2.26m)

Bedroom One 17'6 x 13'9 (5.33m x 4.19m)

Bedroom Two 12'7 x 8'4 (3.84m x 2.54m)

Bedroom Three 9'6 x 7'2 (2.90m x 2.18m)

Outside

Front Driveway / Garden

Rear Garden with Pergola







Floor 0



Floor 1

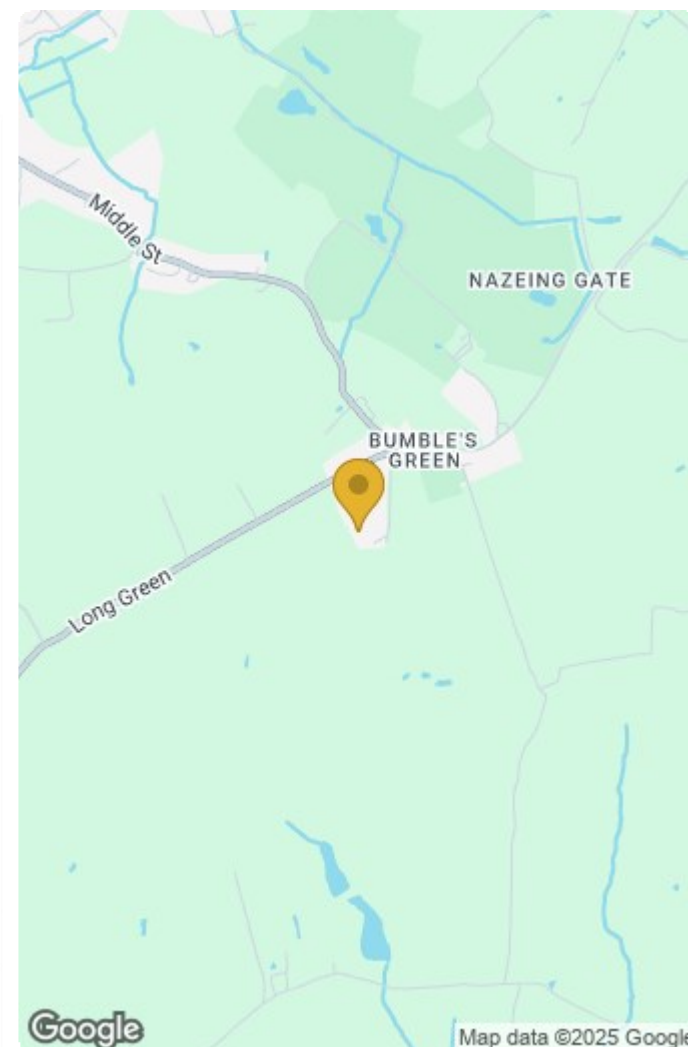
Approximate total area⁽¹⁾
1283.8 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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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	EU Directive 2002/91/EC

Environmental Impact (CO₂) 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	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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