



WOODNOOK

OSBORNE  
WALKING  
ROAD

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Nazeing Road, Nazeing, EN9 2HU |  
£785,000 | Freehold



## Nazeing Road, Nazeing, EN9 2HU

This stunning four-bedroom detached house is conveniently located just 1 mile from Broxbourne Railway Station, offering a fast and direct train into London Liverpool Street. The property boasts a 360' rear garden with a large patio area, kennel, wild flowers, vegetable patch, children's play area, garden pond, and summer house, providing the perfect setting for outdoor entertainment and relaxation. The total plot size is 0.368 acres, offering ample space for outdoor activities. Internally, the property features three reception rooms, with further potential to extend (subject to planning permission), an impressive entrance hall via porch, double glazed windows, a superb kitchen, an exceptional bathroom, a recently fitted ensuite, and spacious bedrooms. The house also benefits from gas central heating and a generously sized carriage driveway. This property offers the perfect mix of modern living and outdoor space, making it an ideal family home with great potential for future expansion.

### Key features

- 1 mile from Broxbourne Railway Station
- Total plot size 0.368 acres
- Potential to extend (subject to planning permission)
- Superb kitchen and exceptional bathroom
- 360' rear garden with patio, kennel, wild flowers, vegetable patch, children's play area, garden pond, and summer house
- Three reception rooms
- Impressive entrance hall
- Recently fitted ensuite and spacious bedrooms



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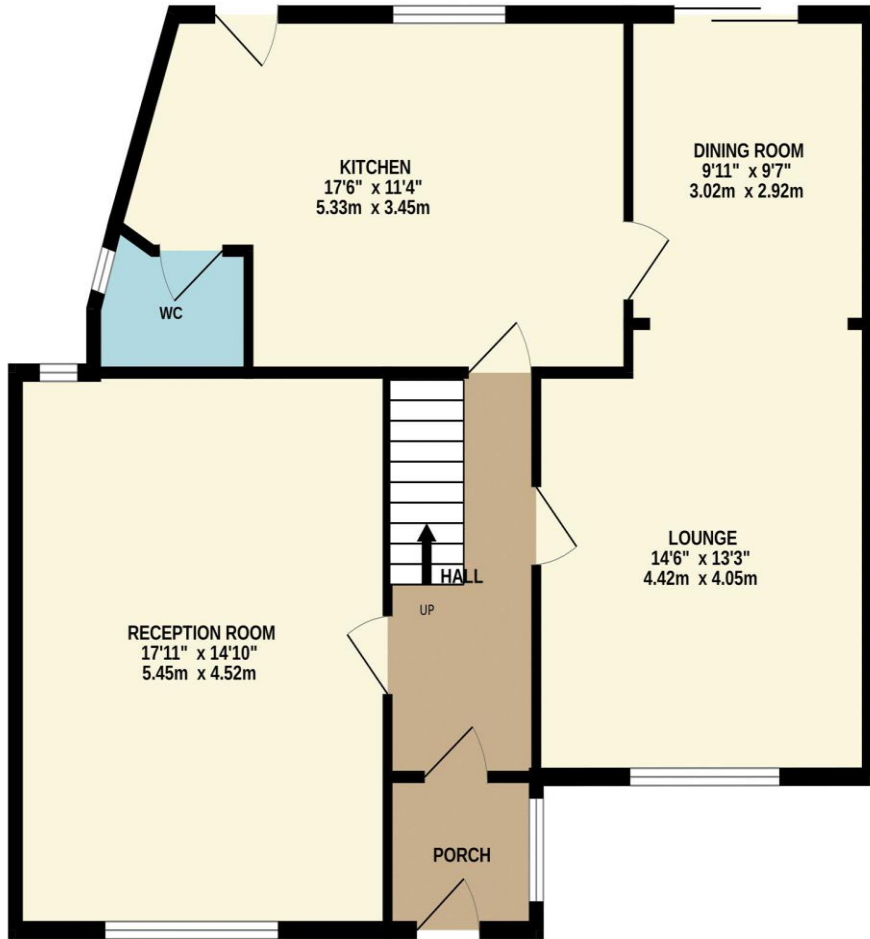
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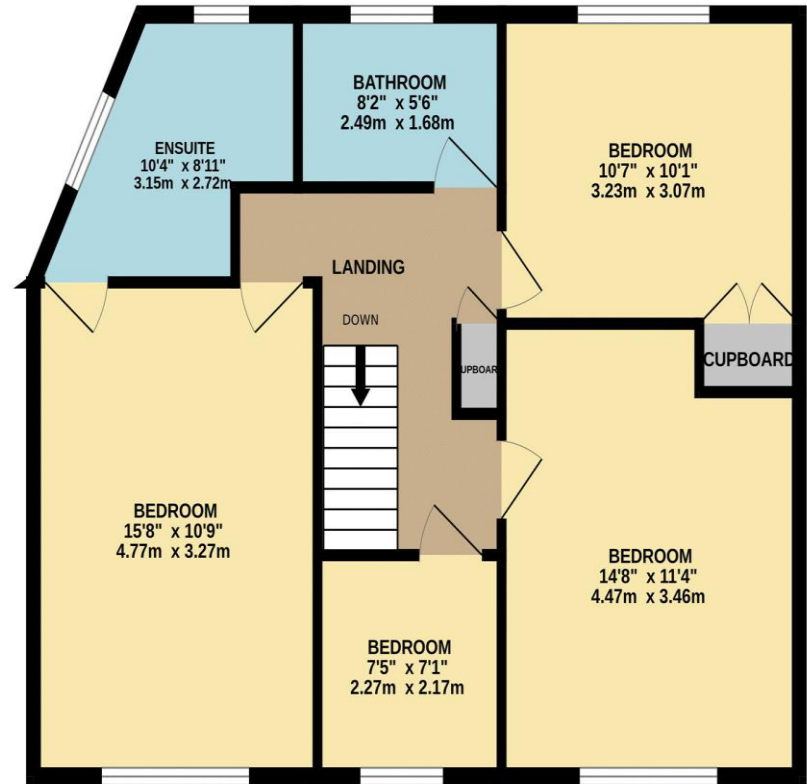
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GROUND FLOOR  
883 sq.ft. (82.0 sq.m.) approx.



1ST FLOOR  
727 sq.ft. (67.5 sq.m.) approx.



TOTAL FLOOR AREA : 1610 sq.ft. (149.6 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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### Opening Times

Mon	9am to 6.30pm
Tues	9am to 6.30pm
Wed	9am to 6.30pm
Thurs	9am to 6.30pm
Fri	9am to 6.30pm
Sat	9am to 5.00pm
Sun	Closed



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon. Potential buyers are advised to recheck the measurements.