



15 Pecks Hill

Nazeing, EN9 2NX

Price £625,000



KIRBY COLLETTI are delighted to offer this SUPERBLY PRESENTED THREE BEDROOM SEMI DETACHED HOUSE situated within a short walk to Nazeing Village Shops, Clayton Hill Park and just over 2 miles to Broxbourne Railway Station and Nazeing Golf Club.

The property benefits from 25ft Kitchen/Diner, 13ft Sitting Room, Ground Floor Shower Room, Walk in Closet to Bedroom One, Luxury Bathroom/W.C, uPVC Double Glazing, 108ft Long Beautiful Rear Garden with Summer House, Garage and Off Street Parking for 6 cars.

- BEAUTIFULLY PRESENTED
- 13ft SITTING ROOM
- uPVC DOUBLE GLAZING
- GARAGE & PARKING FOR NUMEROUS CARS
- THREE BEDROOM SEMI DETACHED HOUSE
- GROUND FLOOR SHOWER ROOM
- 2 MILES TO BROXBOURNE STATION
- SUPERB 25ft KITCHEN/FAMILY ROOM
- LUXURY BATHROOM/W.C
- 108ft LONG REAR GARDEN



ACCOMMODATION

Entrance door to:

PORCH

6'4 x 3'6 (1.93m x 1.07m)
Tiled floor.

RECEPTION HALL

17 x 7'3 max (5.18m x 2.21m max)
Laminate wood flooring. Under stairs storage cupboard. Radiator with decorative cover. Two wall light points. Beams to ceiling.

GROUND FLOOR SHOWER ROOM

7 x 6 max (2.13m x 1.83m max)
Side aspect uPVC double glazed window. Fully tiled shower cubicle. Pedestal wash hand basin. High level flush W.C. Decorative tiled floor. Vertical radiator. Recessed ceiling spotlights. Extractor fan.

STUNNING KITCHEN / FAMILY ROOM

24'8 x 19'10 max (7.52m x 6.05m max)
Dual aspect uPVC double glazed windows and double doors garden. Lantern skylight. Range of grey high gloss wall and baser units with composite stone work surfaces over. Stainless steel single drainer sink unit. Five ring gas hob. Built in electric oven. Integrated fridge freezer. Integrated washing machine. Integrated dishwasher. Wall mounted gas boiler. Log burner. Recessed ceiling spotlights. Laminate wood flooring. Folding doors to:

SITTING ROOM

13'8 x 13'3 (4.17m x 4.04m)
Front aspect uPVC double glazed window. Coved ceiling. Radiator.

LANDING

13'6 x 2'9 (4.11m x 0.84m)
Side aspect picture window. Access to loft via retractable ladder.

BEDROOM ONE

15 x 13'2 max (4.57m x 4.01m max)
Rear aspect uPVC double glazed window. Radiator. Opening to:

WALK IN CLOSET

6'3 x 6 (1.91m x 1.83m)
Recessed ceiling spotlights. Hanging rails and shelves.

BEDROOM TWO

13'5 into window x 10'10 (4.09m into window x 3.30m)
Front aspect uPVC double glazed window. Fitted wardrobes. Radiator.

BEDROOM THREE

14 x 6 (4.27m x 1.83m)
Side aspect uPVC double glazed window. Radiator.

LUXURY BATHROOM/W.C

9'2 x 8'8 (2.79m x 2.64m)
Side aspect uPVC double glazed window. Free standing bath with mixer tap and shower attachment. Pedestal wash hand basin. Low level W.C. Column radiator with towel rail. Recessed ceiling spotlights. Laminate wood flooring.

OUTSIDE

FRONT GARDEN

Block paved drive providing parking for 6 cars and access to garage.

REAR GARDEN

108ft long. Westerly facing. Steps down to paved patio with pathway leading to rear garden. Neatly tended lawn with well stocked flower borders. Fruit trees. Outside hot and cold taps. Outside lights. Covered seating area with log burner. Summer house Timber shed. Log store. Pedestrian side access.

WEST FACING SUMMER HOUSE

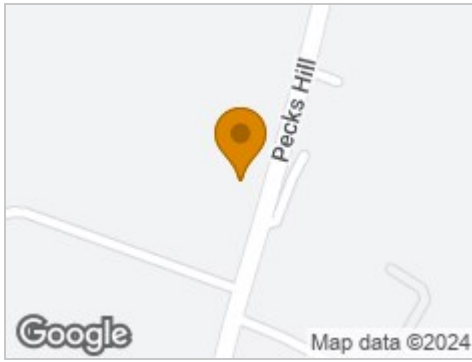
10'1 x 7'4 (3.07m x 2.24m)
Power and light connected

GARAGE

23'4 x 8'5 (7.11m x 2.57m)
Power and light connected. Shelving and storage cupboard.



Road Map



Hybrid Map



Terrain Map



Floor Plan

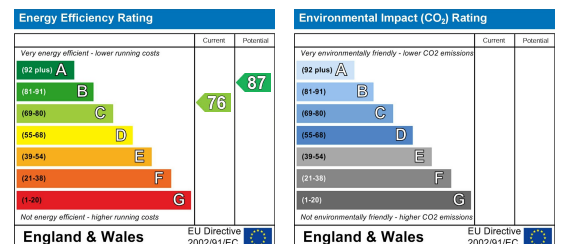


Viewing

Please contact our Kirby Colletti Office on 01992471888 if you wish to arrange a viewing appointment for this property or require further information.

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Energy Efficiency Graph



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