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MAPLECROFT LANE,
NAZEING, ESSEX, EN9 2NS.



Enjoying an elevated position with far reaching views over open farmland this surprisingly bright and spacious, three double bedroom home, has been in the same family for over forty years and although well maintained, the property does require upgrading and offers enormous scope to another family to further enlarge the accommodation, subject of course to the necessary planning approvals.

Maplecroft Lane is a highly regarded turning just situated on the outskirts of Nazeing village which offers several amenities including a parade of independent shops to cater for daily requirements, a well-attended primary school together with a British Rail Station in nearby Broxbourne. The surrounding countryside offers many sporting and recreational opportunities and Nazeing can boast it has its own Golf and Country Club.

For those purchasers seeking a home with potential in a semi-rural location we strongly would advise an early viewing to avoid disappointment, as a property like this rarely comes to the open market.

SUMMARY OF ACCOMMODATION

- *BRIGHT RECEPTION HALL*
- *CLOAKROOM*
- *SPACIOUS SITTING ROOM*
- *SUN LOUNGE/DINING ROOM*
- *KITCHEN/BREAKFAST ROOM*
- *THREE GOOD SIZE BEDROOMS, TWO ENJOYING FAR REACHING VIEWS*
- *SPACIOUS FAMILY BATHROOM*
- *GAS CENTRAL HEATING*

SUMMARY OF ACCOMMODATION CONTINUED

DOUBLE GLAZED WINDOWS

LAWNED FRONT GARDEN AND DRIVEWAY PROVIDING OFF STREET PARKING

40FT TANDEM GARAGE

GENEROUS AND WELL-MAINTAINED SOUTH WEST FACING REAR GARDEN

HUGE POTENTIAL, SUBJECT OF COURSE TO THE NECESSARY APPROVALS

Wide covered entrance porch with courtesy light and decorative tiled step. Glass side panels either side of glazed entrance door affords access to:



BRIGHT RECEPTION HALL 11'2 x 9'8 Turning staircase leading to the first-floor landing with hardwood polished handrail and decorative wrought iron detail balustrade. Large obscure window to the half landing. Deep under stairs storage cupboard with light connected. Central heating thermostat and telephone connection point. Glazed doors leading to the sitting/dining room and kitchen/breakfast room. Further door giving access to:

CLOAKROOM 7'6 x 2'11 Obscure window to front. Suite comprising wash hand basin with tiled splashback, low flush w.c. Heated towel rail and radiator. Wall mounted cabinet with sliding mirror door.

SITTING/DINING ROOM 20'10 x 14'11 (max) Bright triple aspect room with windows to front, side and rear. Feature brick fireplace with wooden mantel and display recess. Tiled hearth and gas effect fire. Three radiators and three wall light points. Television connection, glazed door to kitchen/breakfast room and further door leading to the lower level sun lounge and further glazed door affords access to:



KITCHEN/BREAKFAST ROOM 14'9 x 10'10 Window with views to the rear garden. Partly tiled and fitted with wall and base units with working surfaces over incorporating a stainless-steel double drainer sink unit with mixer tap and cupboards below. Zanussi double oven, Hotpoint fridge and Bosch dishwasher are the appliances that will be remaining, there is recess for a washing machine. Built in pantry cupboard with larder shelving. Extractor fan and radiator. Door leading to the garage.



SUN LOUNGE/DINING ROOM 27'7 x 6'9 Two large casement windows flanked by a pair of French doors that open out onto the wide sun terrace. Door leading to the garage (could easily be incorporated to the main living area).



FIRST FLOOR

BRIGHT LANDING 9'10 x 6' (max) Front aspect window. Radiator and doors to family bathroom and bedrooms.

BEDROOM ONE 15'1 x 10'8 Far reaching views overlooking the rear garden and the William Girling reservoir beyond. Radiator and telephone connection point.



BEDROOM TWO 14'6 x 9'11 (max) Front aspect overlooking woodland and fields. Radiator.



BEDROOM THREE 9'1 x 7'8 Window overlooking the rear garden. Built in double wardrobe with cupboards above and sliding doors. Further door to built-in airing cupboard housing the water cylinder tank, linen shelving above. Radiator. Access to the insulated loft.



EXTERIOR

The property has a good size frontage and is approached via a single driveway allowing parking for two/three vehicles, there is a large area laid principally to lawn with wide borders and to one side of the driveway is an ornate rockery. Well-tended mature conifer trees add focal attention. There is also a well-stocked rose bed. Pedestrian access is granted either side of the property via wrought iron gates leading to the rear garden. Double sliding doors give a second access to:

GARAGE 40' x 9'7 With up and over door, power and light connected. Offering enormous potential with a variety of options, this garage could easily become part of the main property, incorporating for example another reception room or laundry room (subject to the necessary approvals). Windows either side of a pair of sliding doors lead to the side pedestrian path. Further window overlooking the rear garden and glass brick tile half wall to kitchen. Wall mounted main gas central heating boiler. Gas and electric meters. External water tap. Large work bench. Quarry tiling to a designated pathway leading to the kitchen and further door to sun lounge.

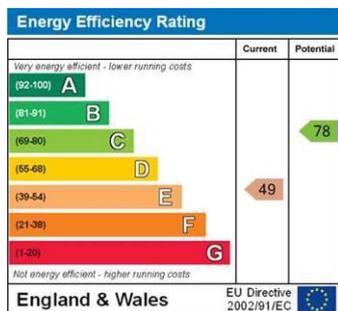
Enjoying a south easterly aspect and laid principally to lawn. Panelled fencing, mature trees and large shrub borders provide an excellent degree of seclusion. The garden is arranged on two levels linked by steps and a paved pathway that leads to a small sun terrace at the bottom of the garden. Directly behind the property is a further sun paved terrace offering an ideal place to entertain or just to sit and enjoy the garden with an external awning to provide shade. At night the garden is enhanced by wall mounted carriage lighting.



COUNCIL TAX BAND. F

PRICE: £595,000. FREEHOLD

Energy Performance Graph



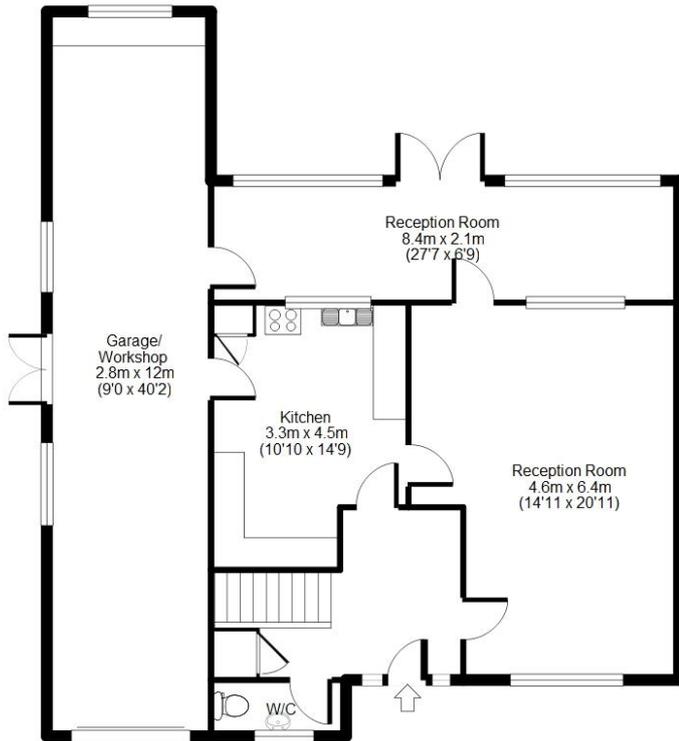
The full Energy Performance Certificate can be viewed at our office or a copy can be requested via email

VIEWING: By appointment with Owners Sole Agents -
please contact: JEAN HENNIGHAN PROPERTIES - telephone 01992 445055

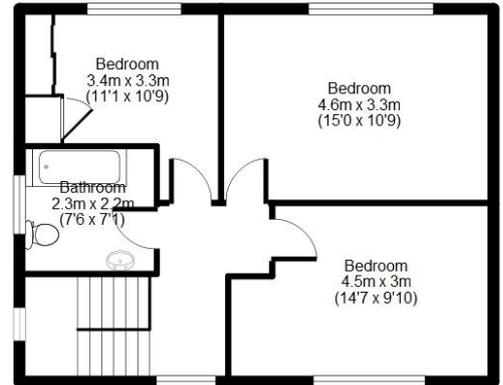


Floor Plans

These drawings are not to scale and should be used for observational purposes only



Ground Floor



First Floor

Important Note One: To conform with the new E.C. Money Laundering Directive, purchasers are now required to provide photographic identification in the form of a passport or drivers license together with a copy of a recent utility bill. We would recommend that perspective purchasers have these documents available to save any delay, when a sale is agreed.

Important Note Two: These sales particulars have been prepared by Jean Hennigan Properties upon the instructions of the vendor(s) and do not constitute any part of a contract. Services, fittings and equipment referred to within have not been tested (unless otherwise stated) and no warranties can be given. All measurements are approximate and are for descriptive purposes only. Accordingly, the prospective purchaser(s) must make their own enquiries regarding such matters. Det 9560

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