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**'POONA LAWN', NAZEING ROAD,
NAZEING, ESSEX, EN9 2HY.**



A Labour Of Love!

Having been thoughtfully refurbished and beautifully maintained over the years, this stunning four/five double bedroom, three bathroom family home, provides a fine example of the Victorian era with spacious accommodation and many character features throughout.

Occupying an overall plot approaching one quarter of an acre which is formed of beautifully maintained lawned gardens, Poona Lawn also benefits from a triple garage and workshop, which is sure to be the envy of any self confessed DIY enthusiast, together with a self-contained one bedroom studio apartment/annex.

The commuter is well catered for with Broxbourne British Rail Station being close by, whilst the M25 and A10 are also within a short drive. A selection of reputable schools catering for most ages and abilities are also close to hand, whilst the Lea Valley nature reserves wraps itself around the property and provides a wealth of leisure and recreational pursuits.

Viewing Highly Recommended

SUMMARY OF ACCOMMODATION

RECEPTION HALL

SPACIOUS KITCHEN/BREAKFAST ROOM

LAUNDRY/IRONING ROOM

CLOAKROOM

FORMAL DINING ROOM WITH FEATURE OPEN FIREPLACE

SUMMARY OF ACCOMMODATION CONTINUED

- *SITTING ROOM WITH FEATURE OPEN FIREPLACE**
- *SUPERB PART BRICK AND PART UPVC DOUBLE GLAZED GARDEN ROOM**
- *PRINCIPAL BEDROOM WITH SPACIOUS EN-SUITE BATH/SHOWER ROOM**
- *THIRD BEDROOM WITH EN-SUITE CLOAKROOM**
- *TWO FURTHER DOUBLE BEDROOMS**
- *TWO FAMILY BATHROOMS**
- *GAS FIRED CENTRAL HEATING**
- *A WEALTH OF CHARACTER FEATURES THROUGHOUT**
- *GATED DRIVEWAY PROVIDING SECURE PARKING FOR NUMEROUS VEHICLES**
- *DETACHED DOUBLE/TRIPLE GARAGE WITH CLOAKROOM**
- *SELF CONTAINED STUDIO APARTMENT WITH SPACIOUS SITTING/DINING/BEDROOM, OPEN PLAN KITCHEN AND SHOWER ROOM**
- *BEAUTIFULLY MAINTAINED FRONT AND REAR GARDENS AND AN OVERALL PLOT APPROACHING ONE QUARTER OF AN ACRE**
- *WORKSHOP AND POTTING/TOOL SHED**

A tiled covered entrance with original multi pane obscure glazed door and polished brass furniture affords access to:

RECEPTION HALL 14'6 x 5'8 Staircase to first floor with timber handrail, decorative newel posts and twin storage cupboards below with light connected. Decorative coved ceiling, picture rail, wall light point and thermostatically controlled radiator. Original panelled doors to sitting room, dining room and:

BESPOKE GOOD SIZE KITCHEN/BREAKFAST ROOM 22'10 x 11'4 (max) Comprehensively fitted with a range of shaker style wall and base units with ample marble and granite effect working surfaces with decorative tiled splashbacks incorporating double bowl sink drainer unit. Superb Victorian style dresser, space with plumbing for dishwasher and tiled chimney recess with mantle above providing housing for electric range with illuminated extractor hood above. Multi pane glazed sash windows to rear, decorative coved ceiling with illuminated canopied, plate rack, dado rail, thermostatically controlled radiator, TV and telephone points. Original panelled door to dining room, part glazed door to sitting room and garden room and multi pane glazed door to:



LAUNDRY ROOM 10'1 x 8'2 Partly tiled in Victorian style ceramics and again fitted with shaker style wall and base units with timber effect working surface over and ceramic sink drainer unit. Multi pane glazed window to rear, recess with plumbing for washing machine, wall mounted Vaillant gas fired central heating boiler, a water softener, coved ceiling and two built-in storage cupboards. Part multi pane glazed door to side and further door to:

CLOAKROOM Again partly tiled in Victorian style ceramics with suite comprising; low flush w.c. and pedestal wash hand basin. Multi pane obscure glazed window to rear, coved ceiling, high level cupboards and thermostatically controlled radiator.

DINING ROOM 15'2 x 14'5 (into bays) Dual aspect with original multi pane glazed sash square bay windows to side and front. Feature cast iron open fireplace with timber surround and mantle. Ornate ceiling rose and coving, picture rail, two thermostatically controlled radiators, TV and telephone points. Fitted Victorian style dresser and work station with cupboards below. Return panelled door to reception hall.



SITTING ROOM 15'6 x 13 (into bay) Original multi pane glazed sash square bay window to front and feature cast iron open fireplace with timber surround and mantle. Ornate ceiling rose and coving, picture rail, thermostatically controlled radiator and fitted Victorian style dresser. Part multi pane glazed door to kitchen.



SPACIOUS GARDEN ROOM 18' x 14'9 (max) Part brick and part uPVC double glazed with casement doors to side and further door to rear. Contemporary vertical radiator, TV point and wall mounted air conditioning unit.

FIRST FLOOR

LANDING Staircase to second floor and multi pane glazed sash window to front. Decorative coved ceiling, picture rail, two wall light points, thermostatically controlled radiator and linen cupboard with slatted shelving and radiator. Original panelled doors to bedrooms one, two and three and family bathroom.

BEDROOM ONE 14'8 x 13' Multi pane glazed sash window to front and feature cast iron fireplace with timber surround and mantle. Coved ceiling, picture rail, thermostatically controlled radiator and telephone point. Built-in full height double wardrobe and illuminated vanity unit. Original panelled door to:



SPACIOUS EN-SUITE BATH/SHOWER ROOM 11'4 x 10'4 (previously the fifth double bedroom which could be reinstated if required). With suite comprising; sculptured pedestal wash hand basin with decorative tiled splashback, low flush w.c., bidet, walk-in tiled shower cubicle with power shower and panelled bath with mixer tap and hand shower, surrounded with mirrored walls and an illuminated canopy over. Obscure sash window to rear and feature cast iron fireplace with decorative surround and mantle. Decorative ceiling rose and coving, picture rail, wall light and shave points, heated towel rail, thermostatically controlled radiator and two built-in storage cupboards/wardrobes.



BEDROOM TWO 12'10 x 12'1 Multi pane glazed sash window to front and fitted full height double wardrobe. Decorative ceiling rose and coving, picture rail and two thermostatically controlled radiators.

BEDROOM THREE 11'8 x 10'2 Multi pane glazed sash window to rear enjoying views across the garden. Feature cast iron fireplace with decorative surround and mantle. Decorative ceiling rose and coving, picture rail, thermostatically controlled radiator and two built-in, full height, wardrobes. Panelled door to:



EN-SUITE CLOAKROOM Partly tiled in decorative ceramics with suite comprising; low flush w.c. with hide away cistern and corner wash hand basin. Window to rear.

FAMILY BATHROOM 10'4 x 7'11 Partly tiled to dado rail in decorative ceramics with suite comprising; sculptured pedestal wash hand basin, low flush w.c., panelled bath with mixer tap and hand shower and walk-in shower cubicle with power shower. Multi pane obscure glazed sash window to rear, decorative ceiling rose and coving, wall light and shaver points, thermostatically controlled radiator and second built-in linen cupboard with slatted shelving.

SECOND FLOOR

LANDING Wall light point and dado rail. Part obscure glazed doors to bathroom and:



BEDROOM FOUR 13'11 x 13'11 (max) Double glazed uPVC sash window to rear, enjoying views and with thermostatically controlled radiator below. Feature decorative cast iron fireplace with Victorian tiled slips. Range of fitted wardrobe cupboards, two wall light points and access to loft and eave storage.

SECOND FAMILY BATHROOM 12'10 x 8' (max) Tiled in decorative ceramics with suite comprising; wash hand basin inset into tiled working surface with cupboards below, low flush w.c. and panelled bath with mixer tap and hand shower. Multi pane glazed window to side, built-in cupboard, thermostatically controlled radiator and airing cupboard housing the hot water cylinder.

EXTERIOR

Poona Lawn is approached via a crazy paved driveway, flanked by lawn, which is bordered by shrubs, hedgerows and brick walls with Victorian cast iron railings. Matching tall cast iron gates provide vehicular access onto an additional driveway with inset old stock bricks which provides secure parking facilities for numerous vehicles and leads to:



The Man Cave

DETACHED DOUBLE/TRIPLE GARAGE 33'4 x 18'5 Triple folding and sliding doors to front. With power and light connected and range of fitted storage cupboards. Door to studio apartment, part glazed door to workshop and panelled door to:

CLOAKROOM 4'10 x 3'5 Partly tiled in decorative ceramics with suite comprising; low flush w.c. and wash hand basin. Quarry tiled flooring.

WORKSHOP 16'2 x 9'2 Double glazed windows to front and side and door to garden. With power and light connected and eave storage facilities.

The Studio Apartment

SITTING/DINING/BEDROOM 17'6 x 14'1 Two double glazed uPVC windows to side with night storage heater below. Recess halogen spotlighting, additional night storage heater, eave storage facilities and range of fitted full height cupboards.



OPEN PLAN KITCHEN 7'6 x 7'3 Fitted with a range of white ash wall and base units with timber effect working surfaces and tiled splashbacks incorporating one and a quarter bowl sink drainer unit. Double glazed uPVC window to side, recess halogen spotlighting, four ring electric hob and oak effect flooring. Pine panelled door to:

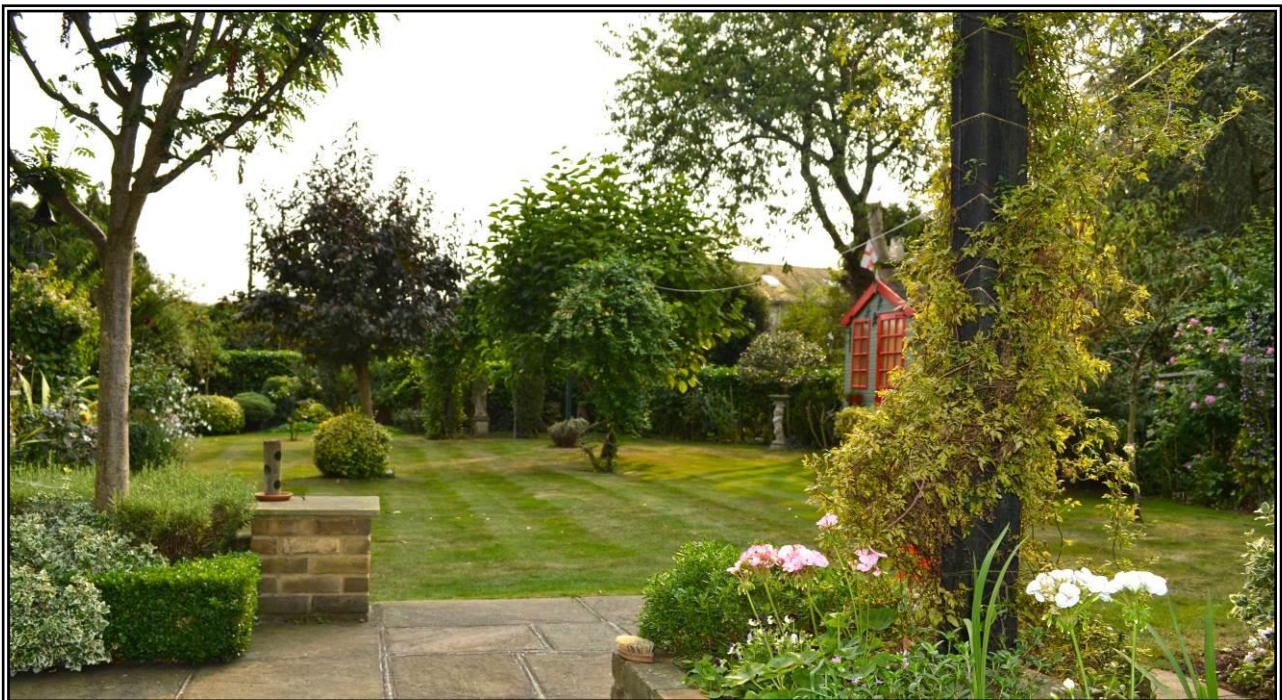


INNER HALLWAY 6'2 x 6'2 (into cupboards) Recess halogen spotlighting and two deep built-in storage cupboards. Access to:

SHOWER ROOM 7'8 x 6'3 Partly tiled with suite comprising; wash hand basin with chrome mono-bloc tap inset into working surface with cupboards below, low flush w.c. and walk-in double shower cubicle with power shower and sliding glass screen. Double glazed uPVC window to side, recess halogen spotlighting, extractor fan and heated towel rail.

The Exterior

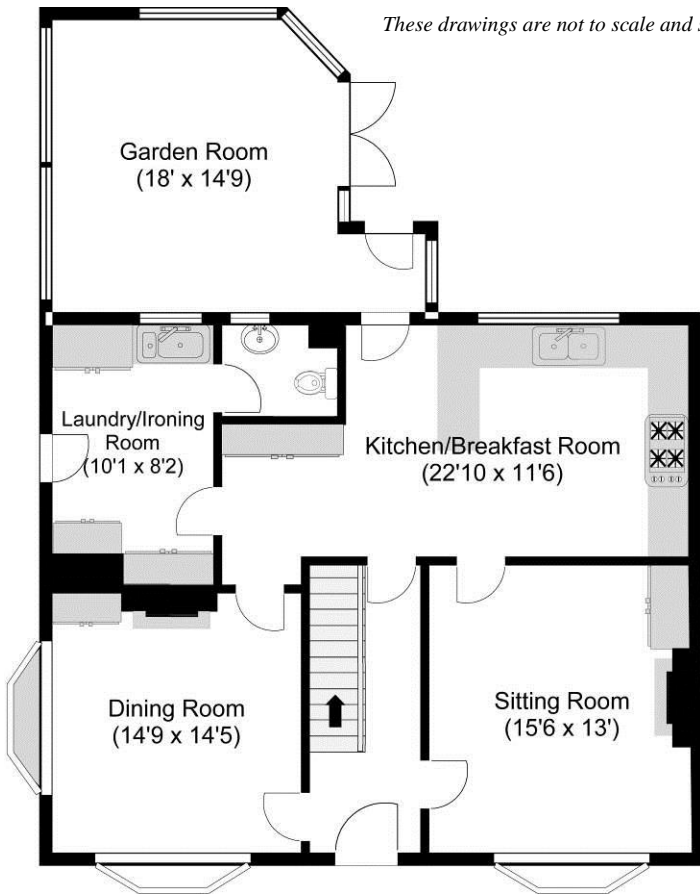
A fine feature of this delightful property is the meticulously maintained gardens which are divided into sections with a paved courtyard being directly behind the property bordered by old stock brick walls and a glazed veranda. The main garden is principally laid to lawn and interspersed with shrubs whilst being bordered by well stocked flowering shrub beds which provide a variety of colour and interests throughout the seasons. An additional York stoned paved sun terrace, with seating, provides a delightful area to while-away a summer evening and adjoins a gazebo supporting climbing plants and a potting/tool shed 9'6 x 7'3 with translucent roof, windows to side and front and electric light connected.



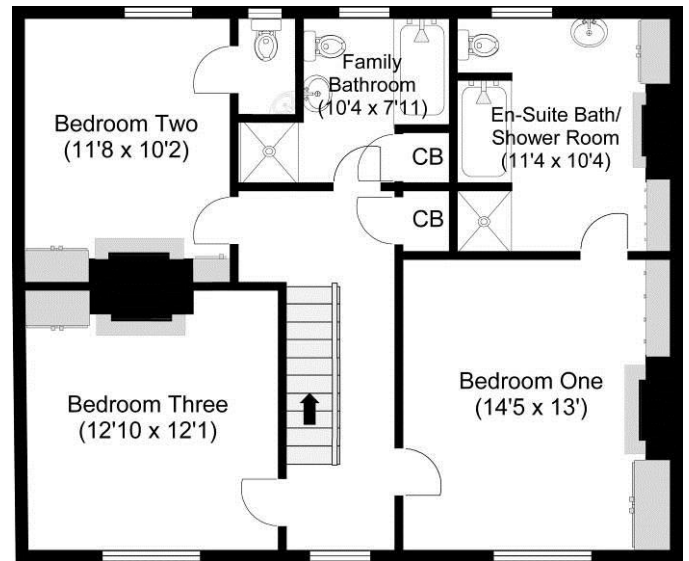
PRICE: £799,995. FREEHOLD

Floor Plans

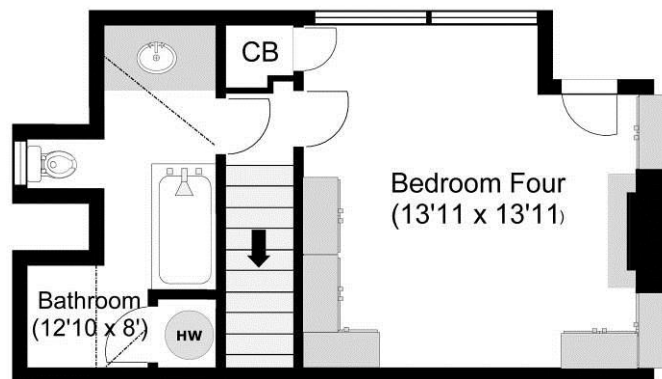
These drawings are not to scale and should be used for observational purposes only



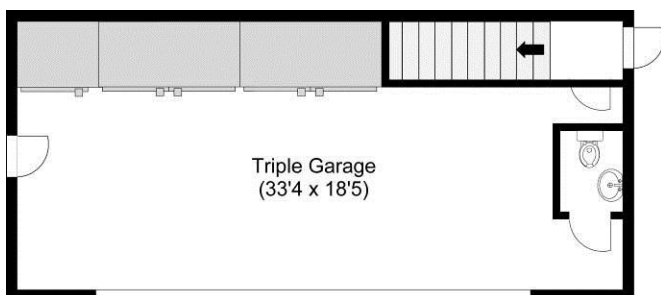
Ground Floor Plan



First Floor Plan



Second Floor Plan



Triple Garage Floor Plan



Studio Apartment Floor Plan

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*



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 Hennighan 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. Det2430*

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