

EST. 1984



**Jean Hennigan Properties**

INDEPENDENT TOWN AND COUNTRY AGENTS

*Estate Agents,  
Surveyors, Valuers,  
& Residential  
Lettings*

\*\*\*\*\*

*Dedicated To  
Quality Without  
Compromise*

\*\*\*\*\*

*For A Free  
Valuation Without  
Obligation Please  
Telephone:  
01992 445055*

\*\*\*\*\*

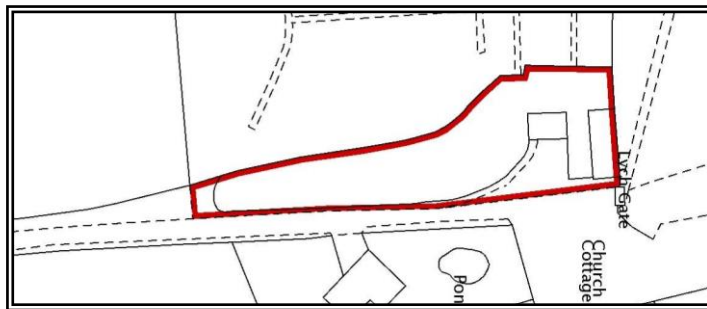
*60 High Road  
Broxbourne  
Hertfordshire  
EN10 7NF*

\*\*\*\*\*

*Facsimile:  
01992 443807*

**'CHURCH COTTAGE', BETTS LANE,  
NAZEING, ESSEX, EN9 2DB.**

**NO ONWARD CHAIN – WITH PLANNING PERMISSION GRANTED**



*Enjoying an idyllic location, with planning consent in place to convert the existing Listed Grade II detached cart store to additional accommodation, which would enhance this already charming two double bedroom cottage dating back to the 18<sup>th</sup> Century, proudly standing in quarter acre grounds by the entrance to All Saints Church.*

*Enjoying the best of both worlds, Church Cottage is located within easy reach of local shops (approx. 1.9 miles) and is perfect for the commuter with Broxbourne British Rail Station (approx. 3 miles) and Epping Underground (approx. 7 miles), whilst neighbouring towns are all within a short drive and provide a wealth of shopping, recreational and leisure facilities.*

**SUMMARY OF ACCOMMODATION**

**\*RECEPTION HALL\***

**\*SPACIOUS SITTING ROOM WITH MULTI FUEL BURNING STOVE\***

**\*INNER HALLWAY\***

**\*GOOD SIZE DINING ROOM\***

**\*FITTED KITCHEN WITH INTEGRATED FRIDGE/FREEZER AND  
SLIM LINE DISHWASHER\***

**\*BATH/LAUNDRY ROOM\***

**\*TWO GOOD SIZE DOUBLE BEDROOMS\***

**\*GAS FIRED CENTRAL HEATING\***

SUMMARY OF ACCOMMODATION CONTINUED

*\*PARKING FACILITIES FOR TWO/THREE VEHICLES\**

*\*DETACHED GRADE II LISTED BARN WITH PLANNING APPROVED TO CONVERT TO AN ANNEXE\**

*\*OVERALL PLOT APPROACHING QUARTER OF AN ACRE\**

*A part glazed timber tongue and groove stable door affords access to:*

RECEPTION HALL 5' x 3'5' *Oak laminate wood effect flooring and timber panelled doors to dining room and:*



SPACIOUS SITTING ROOM 14'1 x 14' *Dual aspect with multi pane glazed windows to front and rear. Feature fireplace fitted with multi fuel burning stove on a slate hearth and with timber surround and mantle. Thermostatically controlled double radiator, cupboard housing the electric meter and fuse board, built-in storage cupboard and oak laminate wood effect flooring. Access to:*

INNER HALLWAY 5' x 2'10' *Feature exposed timbers and oak laminate wood effect flooring. Access to:*

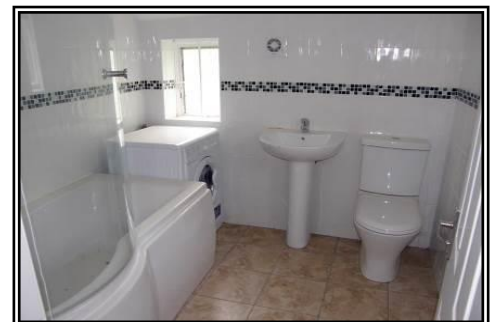
GOOD SIZE DINING ROOM 14'3 x 9'10' *Dual aspect with multi pane glazed windows to front and rear. Feature open fireplace with slate hearth and timber surround and mantle. Thermostatically controlled double radiator and oak laminate wood effect flooring. Turning staircase to first floor, panelled door to bath/laundry room and access to:*



FITTED KITCHEN 7'2 x 7'1' *Fitted with a range of wall and base units with granite effect working surfaces and matching splash backs incorporating stainless steel sink drainer unit with mixer tap. Concealed Worcester gas fired central heating boiler, Beko slim line dishwasher, integrated Indesit fridge and freezer and Zanussi electric oven and grill with four ring gas hob above. Multi pane glazed window to front, skylight window, recess halogen spotlighting and ceramic marble effect tiled flooring.*



BATH/LAUNDRY ROOM 7' x 6'10' *Tiled with decorative border and suite comprising; pedestal wash hand basin with chrome mono-bloc tap, close coupled w.c. and space saver bath with mixer tap and independent thermostatically controlled shower and curved glazed screen. Dual aspect with obscure glazed windows to rear and side, recess halogen spotlighting, Vent-Axia extractor fan, thermostatically controlled radiator, Indesit washing machine and marble effect tiled flooring.*



## FIRST FLOOR

LANDING Access to loft and panelled doors to bedrooms.

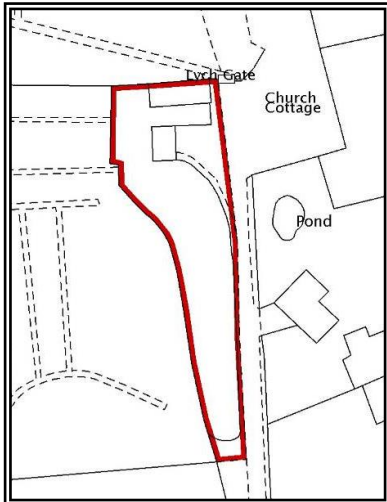


**BRIGHT MAIN BEDROOM** 15'8 x 14'3 Dual aspect with multi pane glazed windows to front and rear. Two thermostatically controlled radiators and TV point.

**BEDROOM TWO** 11'5 x 14'2 Multi pane glazed window to front and second access to loft. Feature fireplace with iron dog grate and decorative surround and mantle. Built-in wardrobe cupboard, thermostatically controlled double radiator and TV point.



## EXTERIOR



The property is approached via a country lane where off street parking for two to three vehicles can be found. The formal front garden of the cottage is enclosed by low level brick walls and adjoins a Grade II List barn 25'6 x 20' (external) which is in need of major restoration, planning has been passed to create an annexe, further details and plans are available upon request. The remainder of the garden currently provides a haven for wildlife and is bordered by mature trees and shrubs and approaches quarter of an acre.



**COUNCIL TAX BAND. D**

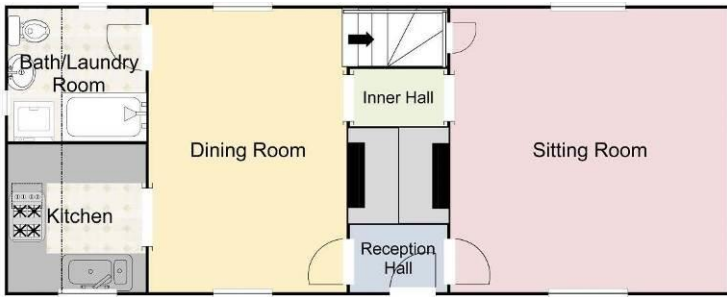
**PRICE: £535,000. FREEHOLD**

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

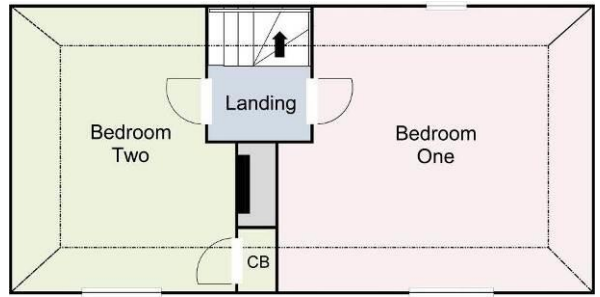


# Floor Plans

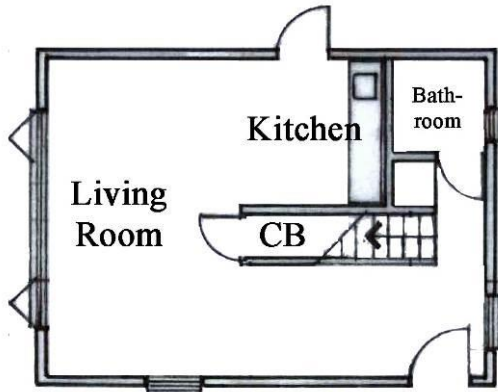
*These drawings are not to scale and should be used for observational purposes only*



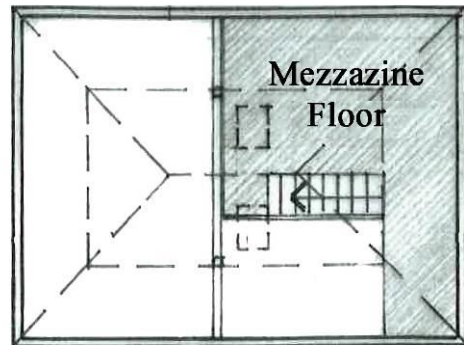
Ground Floor Plan



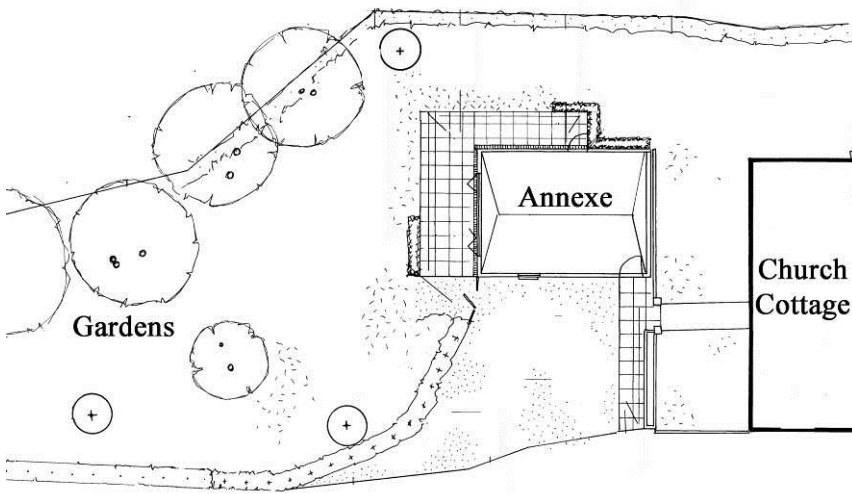
First Floor Plan



Proposed Annexe Ground Floor



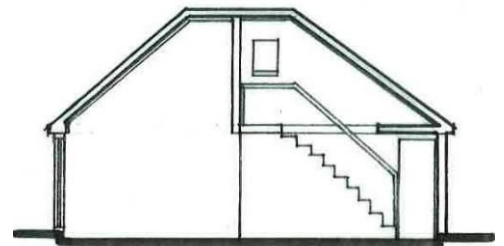
Proposed Annexe First Floor



Aerial View



Side Section



Side Section

**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 prospective 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. Det2621

Visit us or email us at:

[www.jeanhenniganproperties.co.uk](http://www.jeanhenniganproperties.co.uk)

[enquiries@jeanhenniganproperties.co.uk](mailto:enquiries@jeanhenniganproperties.co.uk)

