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**OLD NAZEING ROAD,  
BROXBOURNE, HERTFORDSHIRE, EN10 6RW.**

**DRAWINGS TO FURTHER ENLARGE THE EXISTING PROPERTY**



*Upon entering the spacious hallway of this property your eye is immediately drawn to the view of the glorious south facing rear garden extending to approximately 130ft. In recent years the property has been the subject of extensive refurbishment with great thought and detail given to the layout offering great flexibility in the arrangement of the accommodation providing a home that flows effortlessly from one reception room to another. Due to plans to further enlarge the property the current owners have left a couple of the first-floor rooms untouched.*

*Old Nazeing Road offers an idyllic location offering the best of both worlds, with green belt countryside and the Lea Valley Park literally on the door step, and yet within a ten minute walk you are at Broxbourne British Rail Station offering a frequent service to London and Cambridge, major road networks are also easily accessible. Highly regarded schools for most grades are within the vicinity.*

**SUMMARY OF ACCOMMODATION**

- \*SPACIOUS RECEPTION HALL\***
- \*OPEN PLAN DINING HALL, MORNING ROOM, KITCHEN\***
- \*SITTING ROOM\***
- \*LAUNDRY ROOM\***
- \*PRINCIPAL GROUND FLOOR SUITE WITH SHOWER ROOM\***

***\*FOURTH BEDROOM/STUDY ON GROUND FLOOR\****

***\*TWO FURTHER DOUBLE BEDROOMS\****

***\*BATHROOM\****

***\*GAS CENTRAL HEATING BOILER UNDER TWO YEARS OLD\****

***\*GLORIOUS SOUTH FACING REAR GARDEN IN EXCESS OF 130'\****

***\*AMPLE OFF-STREET PARKING\****

***\*DRAWINGS AVAILABLE TO ENLARGE THE EXISTING PROPERTY, PERMISSION HAS LAPSED\****

*Covered entrance portico with flag stone flooring and courtesy lighting. Frosted glass side panels either side of a contemporary style front door affords access to the:*

***SPACIOUS ENTRANCE HALL 13'6 x 11'10*** *High gloss porcelain tiled flooring with oak skirting boards complement solid oak framed square archways leading to the dining hall and master suite, while an oak door leads to an inner hallway. Recess spot lighting and traditional style radiator.*



***OPEN PLAN DINING HALL, MORNING ROOM AND KITCHEN 27'4 x 24'3 ('L' Shaped)***

***Dining Hall 13'11 x 11'10*** *Oak board flooring and skirting. Solid oak square opening affords access to the sitting room. Traditional column radiator and dimmer lighting. Large square opening leads to the:*



***Morning Room 12'11 x 12'5*** *Stunning views over the rear south facing garden with sliding patio doors leading out onto the sun terrace. Oak board flooring and skirting. Traditional column radiator and recess spot lighting*



**Kitchen/Breakfast Room** 15'11 x 12'2 Window with rear garden views. Porcelain floor tiling complements a range of high gloss wall and base units with ample cream coloured, seamless Corian working surfaces over and matching splashbacks. Stainless steel single drainer sink unit with mixer tap and cupboard below. Majority of appliances are Bosch and include a bank of ovens and concealed dishwasher. There is a large space for an American style fridge and freezer. The large island is finished in Corian and lends itself to a breakfast bar. Also set within the island is a Neff retractable panel that provides light and an extractor fan for the inset stainless steel four ring hob with central wok burner. Vertical designer radiator and recess spotlighting. Glazed oak door leads to the:



**LAUNDRY ROOM** 11'7 x 8 Part glazed door to side access. White high gloss wall and base units with wood working surfaces and shelving. Cupboard housing the washing machine and tumble drier and further cupboard concealing the recently installed Valliant gas central heating boiler. There are two doors both leading to built in storage cupboards one is walk in and has power connected. Recess spotlighting and radiator.



**SUPERB SITTING ROOM** 21'6 x 15'3 Sliding patio doors with views over the rear garden lead to the sun terrace. Deep oak skirting and two traditional column radiators. Built in shelving to one wall. Recess spotlighting.

**INNER HALL TO PRINCIPAL SUITE** Porcelain tiled flooring, recess spot light, oak doors lead to the shower room and:

**PRINCIPAL BEDROOM** 15'10 x 15'1 (measured into the bay window) Dual aspect with views to the front and side gardens. Oak skirting and access to the loft space. Recess spotlighting and traditional style radiator.



**SHOWER ROOM** 15'9 x 4'10 High Gloss matching wall and floor porcelain tiles to complement a white suite comprising double shower with glass wall and chrome rainforest shower and recessed shelving. Floating wash hand basin with vanity drawer below. Low flush W.C. Built in linen storage cupboards both with oak double doors. Chrome heated towel rail and recessed spotlighting.

**INNER HALLWAY** Oak flooring and skirting, turning staircase to first floor landing with wooden handrail. Oak door to:

**FOURTH BEDROOM** 11'7 x 8'7 Window overlooking front garden, traditional style radiator and television point.

**FIRST FLOOR LANDING** Doors to third bedroom and bathroom. Eaves storage cupboard and further door to:



**SECOND BEDROOM** 12'4 x 11'11 (measured into recess) Window with front aspect. Built in wardrobes to one wall with central dressing table. Door to eaves storage cupboard. Wood flooring and radiator. Spotlighting, TV point and shelving.

**THIRD BEDROOM** 12'8 x 11'11 There is partly restricted headroom. Super view over the rear garden. Built in wardrobes to one wall, radiator.

**BATHROOM** 12'4 x 4'9 Obscure window to rear. Partly tiled walls. Suite comprising panelled bath, vanity unit with inset wash hand basin and mixer tap. Low flush W.C. Heated towel rail. Extractor.

## **EXTERIOR**

### **Front**

Wide borders with brick-built piers, wood panelling and dwarf retaining walls flank a driveway entrance that opens up to provide ample private vehicle parking. Wrought iron gates either side of the property offer access to the rear garden.

### **Rear Garden**

The south facing rear garden is a real wow feature of the property extending to approximately 130ft. laid principally to lawn, with laurels and panelled fencing providing an excellent degree of seclusion. To the end of the garden is a timber summer house and adjacent hardstanding area, ideal for kennels or storage. The borders are well stocked with flowering shrubs evergreens and perennials. There is an external water supply. Directly behind the property there are two sun terraces both offering a sunny spot from where to sit and enjoy the glorious garden.



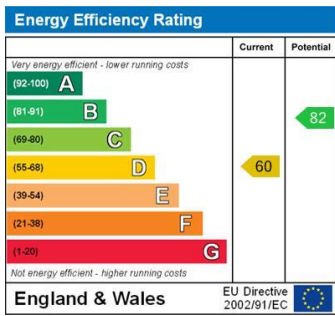
**COUNCIL TAX BAND. E**

**PRICE: £999,995. FREEHOLD**

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



# Energy Performance Graph



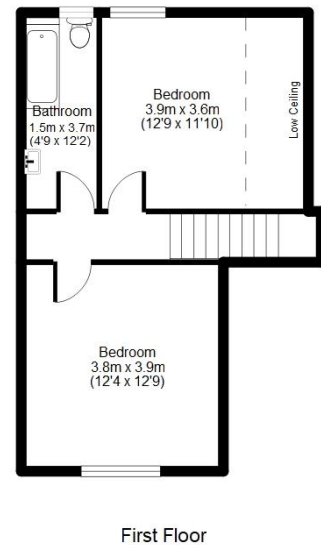
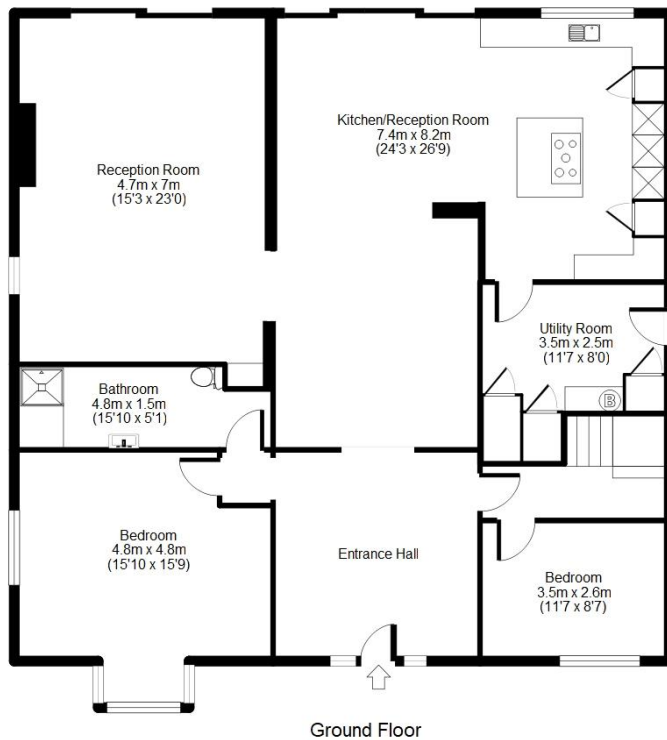
The full Energy Performance Certificate can be viewed at our office or a copy can be requested via email

## Floor Plans

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

### Old Nazeing Road, Broxbourne, EN10

APPROX GROSS INTERNAL FLOOR AREA: 2044 sq. ft / 190 sq. m



For identification purposes only  
Measurements are approx and not to scale

**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. Det2628

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