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**STAFFORD DRIVE,  
BROXBOURNE, HERTFORDSHIRE, EN10 7JT.**



*Early viewing is highly recommended of this extended, and deceptively spacious, three bedroom, four reception room, semi detached family home, which is situated within one of Broxbourne's most sought after roads, and is perfectly located for the commuter, with Broxbourne British Rail Station being within a few minutes walk.*

*Hidden in the heart of Broxbourne, the property provides the incoming purchaser with scope to extend, or alter to suit their own requirements, subject of course to the necessary planning approvals, and is also within walking distance of the busy shopping parade, a selection of reputable schools and a choice of parklands together with the Lea Valley Nature Reserve.*

SUMMARY OF ACCOMMODATION

- \*ENTRANCE LOBBY & RECEPTION HALL\*
- \*GOOD SIZE SITTING ROOM\*
- \*DINING ROOM\*
- \*COMPREHENSIVELY FITTED KITCHEN\*
- \*FAMILY ROOM/HOME OFFICE\*
- \*DELIGHTFUL GARDEN ROOM\*
- \*SIDE LOBBY, CLOAKROOM AND SHOWER ROOM\*
- \*THREE GOOD SIZE BEDROOMS\*
- \*FAMILY BATHROOM & SEPARATE WC\*
- \*DOUBLE GLAZED WINDOWS AND DOORS\*
- \*GAS FIRED CENTRAL HEATING\*
- \*LONG DRIVEWAY PROVIDING OFF STREET PARKING\*
- \*EAST FACING REAR GARDEN IN EXCESS OF 55'\*

Double glazed uPVC casement doors afford access to:

ENTRANCE LOBBY Wall light point and terracotta tiled flooring. Composite double glazed panelled door to:



RECEPTION HALL 10'10 x 6'5 Obscure double glazed window to side and staircase to first floor with timber handrail and storage cupboard below housing the electric meter and fuse board. Coved ceiling, telephone point and thermostatically controlled radiator. Multi pane glazed doors to kitchen and:

SITTING ROOM 16'9 x 11'5 (max) Double glazed bay window to front with wide display sill and thermostatically controlled radiator below. Coved ceiling, TV and telephone points. Archway to:



DINING ROOM 10'3 x 8'11 Coved ceiling, thermostatically controlled radiator and wide range of fitted, oak cupboards and shelving. Serving hatch to kitchen and double glazed door with matching side windows to garden



COMPREHENSIVELY FITTED KITCHEN 12'10 x 8'10 (max) Fitted with a range of beech wall and base units with marble effect working surfaces and decorative tiled splashbacks incorporating Franke double bowl sink drainer unit with mixer tap. Recess with plumbing for washing machine, space for fridge and freezer, concealed water softener, and electric fan assisted double oven and grill with adjacent four ring gas hob. Double glazed window to rear, overlooking the garden, ceramic terracotta effect tiled flooring and louvre cupboard housing the gas fired central heating boiler. Archway to:





**FAMILY ROOM/HOME OFFICE** 15'2. x 11'2' Obscure double glazed window to side and skylight window. Coved ceiling, fitted cloaks cupboards, thermostatically controlled radiator and TV point. Multi pane obscure glazed door to side lobby and further multi pane glazed casement doors with matching side windows to:

**GARDEN ROOM** 12'10 x 11'4 Part brick and part uPVC double glazed with translucent roof and double glazed casement doors to garden. Wall light point, power points and oak laminate wood effect flooring.

**SIDE LOBBY** 9'4 x 3'1 Obscure double glazed door to front and ceramic tiled flooring. Doors to cloakroom and:

**SHOWER ROOM** 4'2 x 3'2 Tiled in decorative ceramics with walk-in corner shower cubicle fitted with electric shower and sliding glass screens. Skylight window, recess spotlighting, extractor fan, chrome heated towel rail and ceramic tiled flooring.

**CLOAKROOM** 4'8 x 3'10 With suite comprising; close coupled WC and pedestal wash hand basin with chrome mono-bloc tap. Skylight window, high level cupboard, wall light point, chrome heated towel rail and ceramic tiled flooring.

## **FIRST FLOOR**

**LANDING** Double glazed window to side and access via retractable ladder to partially boarded loft with light connected. Coved ceiling, thermostatically controlled radiator and airing cupboard housing the hot water cylinder with fitted immersion heater and slatted shelving. Doors to bedrooms, bathroom and separate WC.

**BEDROOM ONE** 13'9 x 11'5 (into wardrobe) Two double glazed windows to front and range of fitted full height wardrobes. Coved ceiling, thermostatically controlled radiator and TV point.



**BEDROOM TWO** 9'9 x 9' Double glazed window to rear with thermostatically controlled radiator below. Built-in wardrobe and additional, fitted, oak fronted wardrobe.



**BEDROOM THREE** 11'5 x 9'6 (max) Dual aspect with double glazed windows to front and side. Built-in double cupboard and thermostatically controlled radiator.

**FAMILY BATHROOM** Partly tiled in decorative ceramics with suite comprising; tiled panelled bath with chrome thermostatically controlled shower and wash hand basin with chrome mixer tap, inset into working surface, with cupboards below. Obscure double glazed window to rear, shaver point and radiator.

SEPARATE WC Obscure double glazed window to rear and close coupled w.c.

EXTERIOR

The property is approached via a long driveway which provides off street parking and is bordered on one side by tall hedgerows and on the other, a well stocked front garden which provides excellent potential to increase the parking. Concealed to the side is a useful paved area where a timber shed, together with a water connection, can be found.

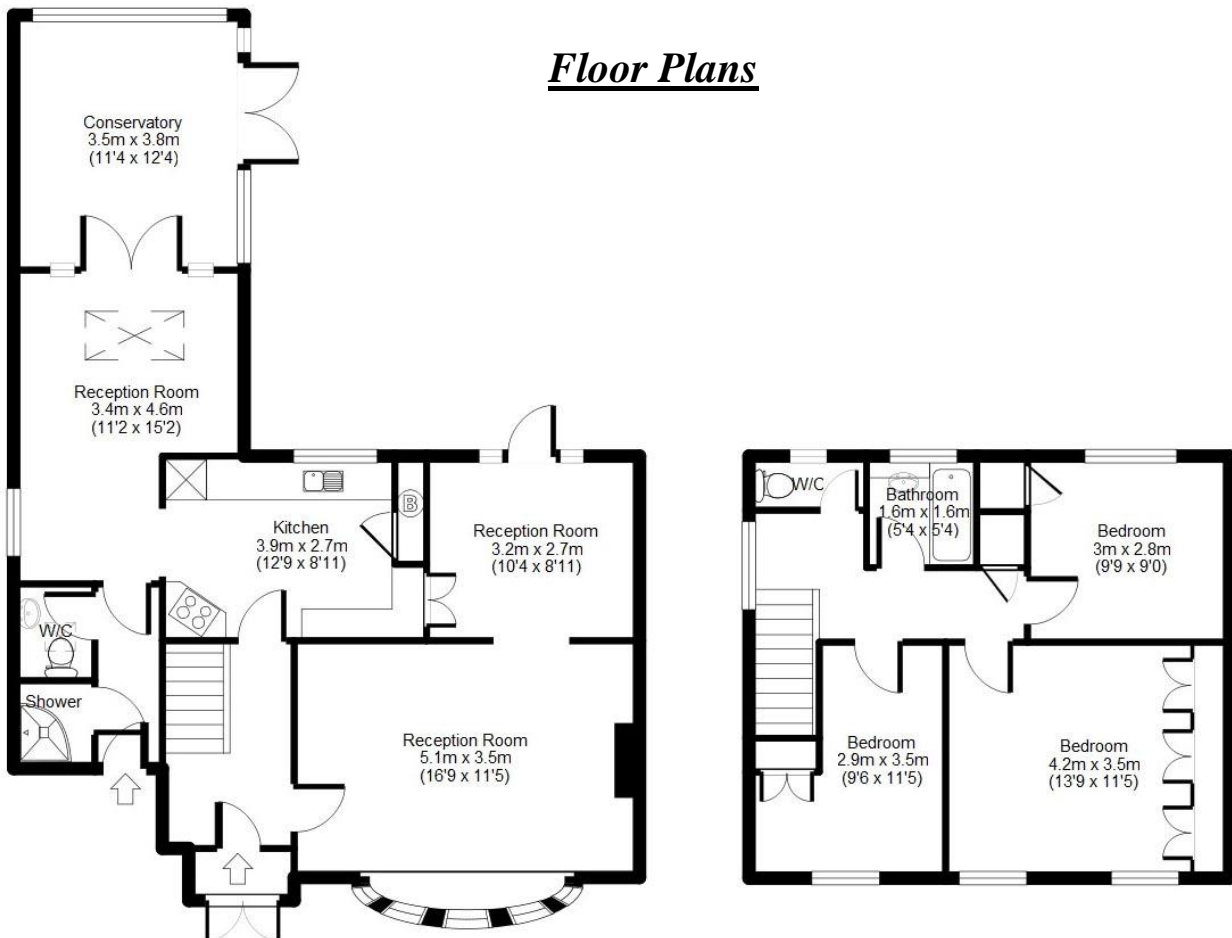
The rear garden is enclosed by a combination of mature trees and panelled fencing and is principally paved with an abundance of either raised, or inset, well stocked shrub beds which provide a variety of colour and interest throughout the seasons. There is a lean-to style greenhouse. There are external, lighting and power connections.



COUNCIL TAX BAND. E

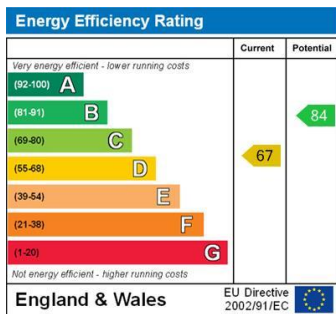
**PRICE: £645,000. FREEHOLD**

**Floor Plans**



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

## Energy Performance Graph



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

Redress Scheme: - The Property Ombudsman - [www.tpos.co.uk](http://www.tpos.co.uk)



**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 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 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. Det2633

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