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**Jean Hennighan Properties**

INDEPENDENT TOWN AND COUNTRY AGENTS

Plowman & Cosy Nook,  
 Nursery Road, Nazeing, Essex, EN9 2JE



# PLOWMAN & COSY NOOK

NAZEING, ESSEX, EN9 2JE

A truly unrivalled opportunity to purchase two detached bungalows, which occupy an overall plot in excess of 0.5 of an acre. Located next to each other, the properties provide the incoming purchaser with a variety of options and are perfect for those looking to accommodate two families/generations. They also both offer great development potential, individually, or as a whole, subject of course to the necessary approvals.



Nestling within this semi rural location, backing onto lakes and overlooking the Lea Valley, the properties enjoy a truly rural feel yet are ideal for the commuter with Broxbourne British Rail Station being within a short drive. They are also perfect for the family with a selection of reputable schools, within a short drive, located in both Hertfordshire and Essex, whilst the Lea Valley Nature Reserve offers a variety of sporting, leisure and riverside walks with a choice of public houses along the way.

Viewing is highly recommended.

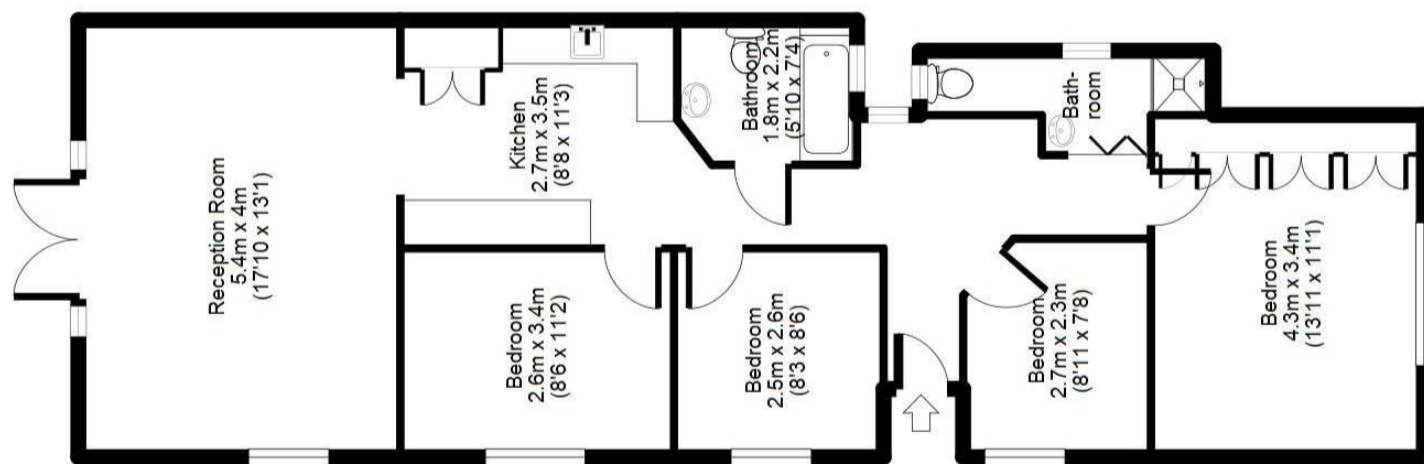
**Price: £1,250,000 Freehold**



## Floorplans

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

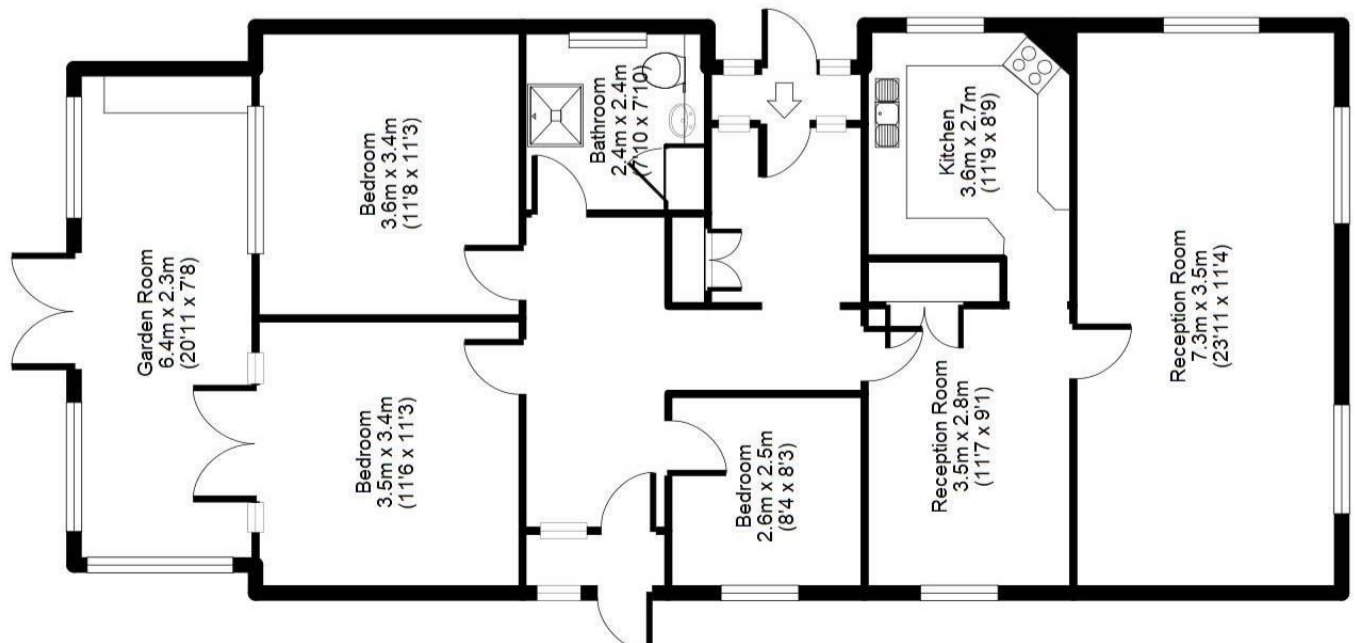
### Cosy Nook, Nursery Road



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

### Plowman, Nursery Road

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



## Plowman, Nursery Road, Nazeing, Essex, EN9 2JE

A double glazed wood grain effect door with matching side windows affords access to:

**ENTRANCE LOBBY** Wall light point and quarry tiled flooring. A solid timber panelled door with obscure glazed side windows affords access to:

**RECEPTION HALL** 8'11 x 6'10 Built-in double cloaks cupboard with high level storage above. Radiator and solid oak flooring. Archway to:

**INNER HALLWAY** Wall mounted central heating thermostat, radiator and solid oak flooring. Archway to rear lobby and panelled door to:

**DINING ROOM** 11'7 x 9'11 Double glazed window to side with radiator below. Double cupboard with high level storage above housing the electric meter and fuse board. Solid oak flooring. Multi pane glazed door to sitting room and access to:

**KITCHEN** 10'5 x 8'9 Partly tiled in decorative ceramics and fitted with a range of solid oak base units with marble effect working surfaces incorporating double drainer sink unit with mixer tap. Freestanding electric double oven with four ring electric hob and illuminated extractor canopy above. Recess with plumbing for washing machine and space for fridge. Double glazed window to side and solid oak flooring.

**GOOD SIZE SITTING ROOM** 23'11 x 11'4 Dual aspect with double glazed woodgrain effect windows to front and side. Feature exposed brick wall with central gas living flame fire. Feature exposed timbers, plate rack, two double radiators and solid oak flooring.

**REAR LOBBY** 13'4 x 6'1 Access to loft, radiator and solid oak flooring. Obscure double glazed door with matching side windows to garden and panelled doors to bedrooms and family shower room.

**BEDROOM ONE** 11'9 x 11'2 Double glazed window to rear with radiator below. Range of freestanding wardrobes incorporating vanity area with matching chest of drawers and bedside tables. TV point and solid oak flooring.

**BEDROOM TWO/FAMILY ROOM** 11'7 x 11'3 Radiator, solid oak flooring, TV and telephone points. Casement doors with side windows to garden room.

**GOOD SIZE GARDEN ROOM** 20'11 x 7'8 Double glazed woodgrain effect windows to rear and sides with two double radiators below. Range of fitted low level cupboards providing concealed housing for fridge, freezer and washing machine. Oak effect flooring and double glazed casement doors to garden.

**BEDROOM THREE** 8'4 x 8'3 Double glazed window to side with radiator below. Telephone point and solid oak flooring.

**FAMILY SHOWER ROOM** 7'10 x 7'10 Tiled in decorative ceramics with suite comprising; wash hand basin with chrome mono-bloc tap inset into working surface with double cupboards below. Low flush w.c. with hide-away cistern and walk-in double shower cubicle with thermostatically controlled shower and glass screens. Obscure double glazed window to side, mirror fronted medicine cabinet, chrome heated towel rail and laminate wood effect flooring. Airing cupboard housing the hot water cylinder with fitted immersion heater, slatted shelving and central heating and hot water programmer controls.

### EXTERIOR

The property is also approached via a block paved driveway which wraps itself around one side of the property, affords off street parking for several vehicles and provides access to:

**GARAGE TANDEM** 28'11 x 8' With metal up and over door and power and light connected. Pedestrian door to garden.

Directly behind the property and being bordered by the outbuildings and garage, is an enclosed and secluded lawned area with a brindle paved sun terrace directly behind the property and wrapping around to the side. A timber gate provides access to the main garden

**BRICK BUILT MACHINE STORE** 15' x 7'4 Divided into two sections and with power and light connected. Door to front and windows to rear, side and front.

**SPACIOUS BRICK BUILD OUTBUILDING** (providing a variety of options for use) With power and light connected and divided into three sections.  
Section One:- 14'11 x 7'3 Windows to front and door to side. Access to:  
Section Two:- 8'10 x 8'9 Double glazed window to rear and door to:  
Section Three:- 7'3 x 8'5 Windows to side and rear.

## COSY NOOK

The word Tardis has never been more appropriate!

This incredibly deceptive, and charming, four bedroom detached bungalow has been the labour of love for many years and needs to be viewed to be fully appreciated.

Offering surprising and well proportioned accommodation, the property offers the following features whilst occupying a sunny west facing plot in excess of 310'

- Charming reception hall
- Comprehensively fitted kitchen
- Delightful sitting/dining room
- Good size principal bedroom
- Family shower room, which could become en-suite if required
- Three further bedrooms
- Family bathroom
- Gas fired central heating and double glazed windows
- Brindle block paved driveway providing ample parking
- West facing rear garden and an overall plot in excess of 310ft
- Numerous outbuildings to include; brick built workshop 13'10 x 9'7, timber garden shed 15'6 x 7'7, long timber store 47'4 x 7', greenhouse, timber store/summer house 29' x 7'11 and machine store 17'3 x 6'11



## Cosy Nook, Nursery Road, Nazeing, Essex, EN9 2JE

An arched recess entrance with carriage style courtesy light and woodgrain effect double glazed door affords access to:

**CHARMING RECEPTION HALL** Double glazed woodgrain effect window to side, part timber panelling to walls, two thermostatically controlled radiators, cupboard housing the gas meter and providing storage, wall mounted wi-fi enabled central heating thermostat and solid oak flooring. Pine panelled doors to bedrooms, family bathroom, family shower room/potential en-suite, and access to:

**QUALITY FITTED KITCHEN** 11'7 x 8'8 Comprehensively fitted with a range of wall and base units with ample granite working surfaces and matching splashbacks incorporating ceramic butler sink unit with brushed stainless steel mixer tap. Tall double cupboard housing Worcester gas fired combination boiler together with space and plumbing for washing machine and tumble dryer. Integrated dishwasher and Rangemaster duel fuel range with double ovens, plate warmer and four ring gas hob and griddle. Two solartubes providing natural light, recess lighting, thermostatically controlled radiator and solid oak flooring. Access to:

**DELIGHTFUL SITTING/DINING ROOM** 17'10 x 13'1 Dual aspect with double glazed wood grain effect window to side and arched double glazed casement doors to rear with matching side windows. Two thermostatically controlled radiators, solid oak flooring, TV and telephone points.

**GOOD SIZE PRINCIPAL BEDROOM** 13'11 x 11'2 (into wardrobes) Dual aspect with woodgrain effect double glazed windows to side and front with wide display sill and thermostatically controlled radiator below. Fitted with a range of full-height wardrobes with matching bedside tables and high-level cupboards providing recess for double bed. TV point, solid oak flooring and LAN point.

**FAMILY SHOWER ROOM/POTENTIAL EN-SUITE** 10'11 x 4'7 (max) Tiled in decorative ceramics with suite comprising; sculptured pedestal wash hand basin with chrome taps, close coupled w.c. and walk-in shower cubicle with Triton power shower, curtain and rail. Obscure double glazed woodgrain effect window to rear and side, extractor fan, recess lighting, radiator and slate effect tiled flooring.

**BEDROOM TWO** 11'2 x 8'9 Double glazed woodgrain effect window to side with radiator below and oak effect flooring.

**BEDROOM THREE** 8'11 x 7'8 Double glazed woodgrain effect window to side with thermostatically controlled radiator below. Solid oak flooring, TV and telephone points.

**BEDROOM FOUR** 8'6 x 8'2 Double glazed woodgrain effect window to side with radiator below. Oak effect flooring.

**FAMILY BATHROOM** 7'4 x 5'6 Tiled in decorative ceramics with suite comprising; square pedestal wash hand basin with chrome taps, close coupled w.c. and p-shaped bath with Mira power shower and curved glass screen. Obscure double glazed woodgrain effect window to front, recess lighting, chrome heated towel rail and slate tiled flooring.

### EXTERIOR

The property is approached via a long brindle block paved driveway which leads to the side of the property and provides off street parking for numerous vehicles.

Occupying an overall plot in excess of 310', the beautifully maintained west facing gardens are principally laid to lawn with a wide, sheltered, Indian sandstone sun terrace being directly behind the property. The gardens are enclosed by panelled fencing with well stocked shrub beds. To the rear, an arbour provides access to a productive allotment where three of the outbuildings, together with a greenhouse can be found. Pedestrian access is afforded to one side of the property and there are water and lighting connections

**BRICK BUILT OUTBUILDING** 13'10 x 9'7 With power and light connected. Windows to front, rear and side and double glazed door to front.

**TIMBER GARDEN SHED** 15'6 x 7'7 Windows to side and double doors to front.

**LONG TIMBER STORE** 47'4 x 7' Door to front and windows to side.

**TIMBER SUMMER HOUSE** 29' x 7'11 With power and light connected. Double sliding doors to front and windows to side.

**TIMBER MACHINE STORE** 17'3 x 6'11 Door and windows to front and side



## PLOWMAN

Occupying an overall plot in excess of 310' x 50', Plowman, focuses more on the living accommodation with four/five reception rooms, yet provides excellent flexibility within its arrangement and excellent potential for further development, subject of course to the necessary approvals. As well as the generous plot, the property offers the following features:

- Reception hall, Inner hall and rear lobby
- Good size kitchen and separate dining room
- Spacious sitting room
- Family room/second bedroom
- Two further bedrooms
- Good size garden room
- Family shower room
- Gas fired central heating and double glazed windows
- Brindle block paved driveway providing ample parking
- West facing rear garden and an overall plot in excess of 310ft
- Tandem Garage 28'11 x 8'
- Brick built machine store 15' x 7'4
- Brick built outbuilding (providing a variety of options for use) divided into three sections

