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Jean Hennighan Properties

INDEPENDENT TOWN AND COUNTRY AGENTS

'Longreach', Epping Road,
Broadley Common, Essex, EN9 2DH.



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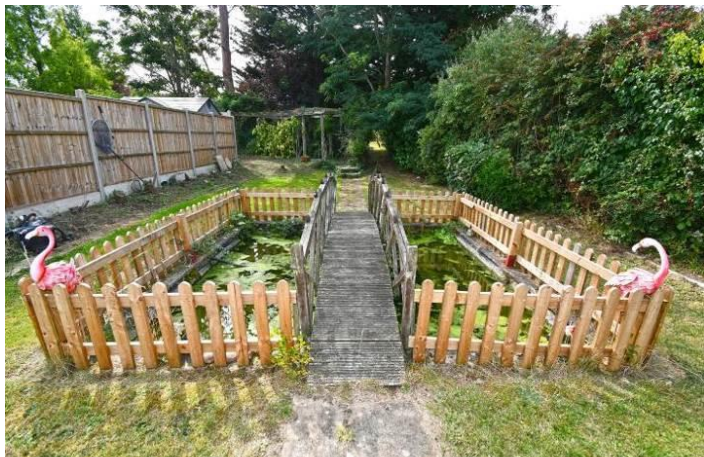
The hidden surprise with ‘Longreach’ is the unexpected and secluded south facing rear gardens with the over-all plot in excess of half an acre. Set back from the road and behind private gates this spacious and well-presented four double bedroom family home enjoys a semi-rural location backing onto open farmland.



Broadley Common is well positioned for amenities, with the surrounding villages providing a selection of educational, shopping, and transport facilities whilst the busy market town of Harlow and all it has to offer is just a few minutes’ drive.

For those purchasers seeking a property with extensive gardens in a sought-after village, will not fail to be impressed by this lovely home.

Price: £995,000 Freehold



Covered entrance porch with decorative tiled flooring and courtesy lighting. Leaded light glazed panel adjacent to the entrance door affords access to:

SPACIOUS RECEPTION HALL Window with leaded light to one side. Tiled flooring with decorative border. Staircase leading to the first-floor landing with wooden handrail. Coved ceiling and dado rail. Telephone connection points. Hive central heating system control panel. Doors leading to the laundry room/garage, kitchen, sitting/dining room with further door leading to the:

CLOAKROOM Obscure glazed window to side. Part wood panelling to walls. Tiled in quality floor ceramics to complement suite comprising corner wash hand basin with storage cupboard below and low flush WC. Coved ceiling and spot lighting. Heated towel rail.

KITCHEN Wood effect flooring. Walls are partly tiled in granite to complement a fitted range of matching wall and base units with ample illuminated granite working surfaces over incorporating a stainless steel, single drainer, double bowl sink unit with mixer tap and cupboard below. Some appliances are by Neff and include an inset four ring electric hob with feature bank drawers below in contrasting fascia, extractor hood above and built in double oven with microwave above. Space for dishwasher and American style fridge freezer. Vertical contemporary radiator and LED plinth lighting. Opening leading to the:

CONSERVATORY BREAKFAST ROOM Triple aspect with views overlooking the rear garden and double doors leading to the sun terrace. Wood effect flooring, television points.

SITTING/DINING ROOM Enjoying a dual aspect with views over the front and rear gardens. Feature media wall/fireplace, with recess shelving for media storage equipment, surround sound ceiling speakers. Four wall light points and two radiators. Coved ceiling. Double doors lead to the:

CONSERVATORY Triple aspect with garden views, exposed old stock brickwork and double doors leading to the sun terrace. Wood effect flooring, wall light points and wall mounted electric heater.

LAUNDRY ROOM/GARAGE STORE Divided into two areas. Laundry area: Tiled in quality floor ceramics and fitted with wall and base units with wooden working surfaces over incorporating a stainless-steel single drainer sink unit with mixer tap and cupboards below. Plumbing for washing machine and space for tumble drier. Oil fired central heating boiler. Garage area: With up and over door light and power connected. Wall storage cupboard. To one side is the wall mounted fuse box and electricity meter.





FIRST FLOOR

LANDING Access to insulated loft. Coving and dado rail. Panelled doors to bathroom and bedrooms with further door to: built in airing cupboard housing the water tank with slatted linen storage shelving above.

PRINCIPLE SUITE Views over the rear garden and door leading out onto the balcony with decorative iron railing. To one wall are fitted wardrobes with sliding mirrored doors, adjacent is a built-in cupboard with fitted shelves. Coved ceiling, radiator, television points and panelled door leading to the:

EN-SUITE SHOWER ROOM Obscure glazed window to side. Tiled in quality wall and floor ceramics with contrasting tiled borders to complement a suite comprising double width walk in shower with glass wall screen and chrome Aqualisa shower unit. Wash hand basin with mixer tap and cupboard below. low flush WC. Chrome heated towel rail and spot lighting.

SECOND BEDROOM Rear aspect. Coved ceiling. Built in wardrobes to one wall with sliding mirror front doors. Spiral radiator to one corner.

THIRD BEDROOM Front aspect with two windows overlooking the garden and driveway. Coved ceiling and radiator.

FOURTH BEDROOM Window to front. Coved ceiling and television aerial point. Radiator. Built in recess with hanging clothes rail and open storage shelf space above.

FAMILY BATHROOM Obscure glazed window to one side. Tiled in quality wall and floor ceramics with feature contrasting tiled borders to complement a suite comprising panelled bath with mixer tap and shower attachment. Glass shower screen. Wash hand basin with mixer tap and cupboard below. low flush WC. Heated chrome towel rail. Spot lighting.



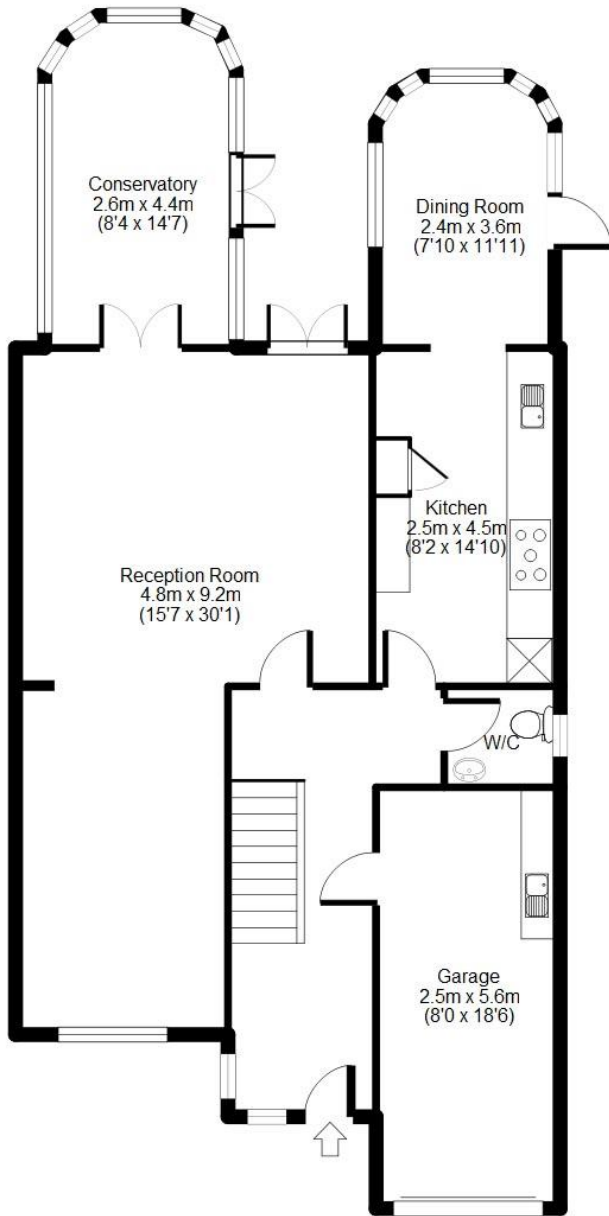


'Longreach' is approached via a red tarmac driveway with old stock brick walls and illuminated piers supporting bespoke cast iron double gates and giving access to a wide parking area directly in front of the property. Large rock stones protect the slate filled borders. A wall built from old stock brick conceals the oil tank storage unit. Either side of the property, wooden gates and block paved pathways afford access to the rear garden.

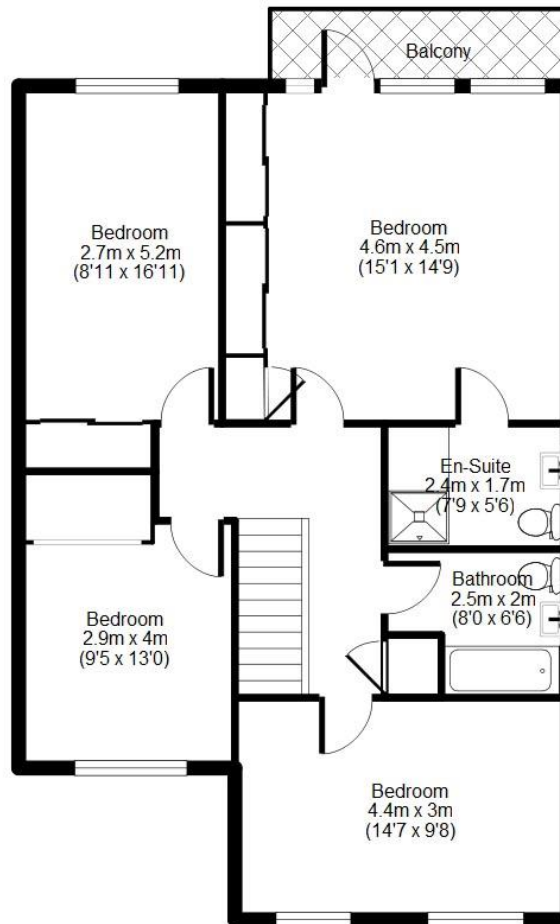
The rear garden is a delightful feature of the property and initially there is a formal section where there is a wide sun terrace ideal for entertaining or just relaxing and admiring the garden, with retaining walls and steps leading to a raised lawned area which is well secluded by a mixture of panelled fencing, dense and mature hedge rows, evergreen and flowering shrubs all too numerous to individually mention, the ornamental square pond stands in the centre of the lawn and supports a wooden bridge. A wooden pergola lends itself to various flowering climbers and there is an adjacent tool store with pitched roof. A tall majestic conifer tree provides ample shade over a pathway that leads you to a wide opening and surprisingly large second section of the garden. Once again, this area is well secluded by natural hedge and panelled fencing. Dispersed throughout the garden are mature specimen trees to include a willow and productive Victoria plum fruit tree. To one corner a brick-built store with double wooden doors can be found. There is a water connection. At night the property and gardens are enhanced by external lighting.



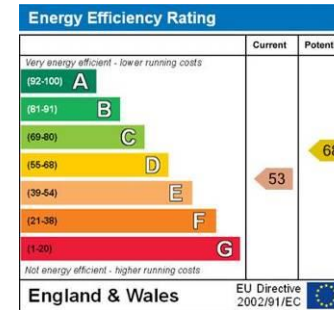
Floorplans



Ground Floor

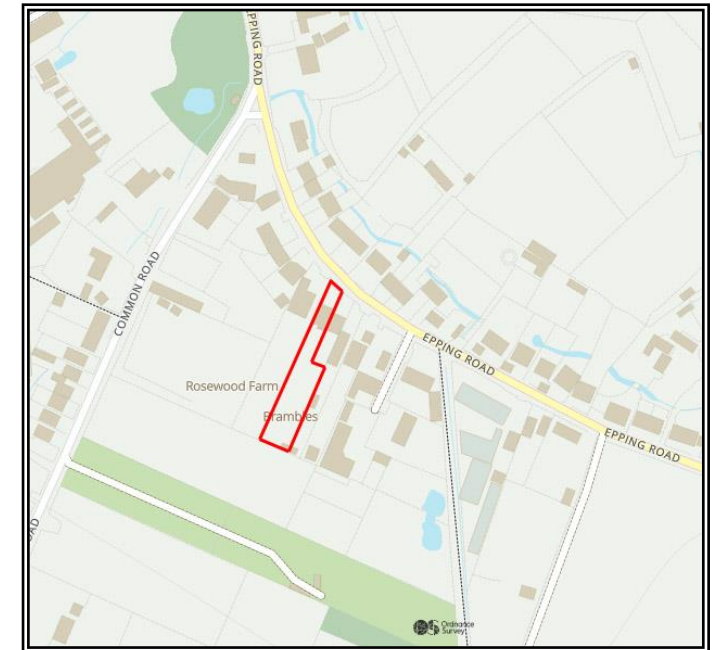


First Floor



Energy Performance Graph

A copy of the full Energy Performance Certificate can be viewed at our office, or a copy can be requested via



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



01992445055

Jean Hennighan Properties
60 High Road,
Broxbourne,
Hertfordshire, EN10 7NF

enquiries@jeanhennighanproperties.co.uk
www.jeanhennighanproperties.co.uk

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. Det2636a