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**'WILBANK', NURSERY ROAD,
NAZEING, ESSEX, EN9 2JE.**



Providing deceptively spacious accommodation, this beautifully presented, four double bedroom, two bathroom, detached family home is situated within this extremely sought after location and benefits from a superb open plan kitchen/dining/family room, and a good sized low maintenance west facing rear garden and a fantastic games room/bar which provides a variety of options for use and could create an independent annexe, subject of course to the necessary approvals.

Nestling within this semi rural location on the edge of the Lea Valley, the property enjoys a truly rural feel, yet is perfect for the commuter with Broxbourne British Rail Station being within a short drive. A selection of reputable schools, in both Hertfordshire and Essex, are within easy reach, whilst the Lea Valley Nature Reserve offers a variety of sporting, leisure and riverside walks with a choice of public houses along the way.

SUMMARY OF ACCOMMODATION

RECEPTION HALL

CLOAKROOM

SUPERB OPEN PLAN KITCHEN/DINING/FAMILY ROOM

GOOD SIZE SITTING ROOM

HOME OFFICE/STUDY

***SPACIOUS PRINCIPAL BEDROOM WITH EN-SUITE DRESSING ROOM
AND BATHROOM***

THREE FURTHER SPACIOUS DOUBLE BEDROOMS

FAMILY BATHROOM

SUMMARY OF ACCOMMODATION CONTINUED

GAS FIRED CENTRAL HEATING

DOUBLE GLAZED WINDOWS AND DOORS

DRIVEWAY PROVIDING OFF STREET PARKING FOR NUMEROUS VEHICLES

WELL MAINTAINED AND LOW MAINTENANCE WEST FACING REAR GARDEN

FANTASTIC SUMMER HOUSE/GAMES ROOM PROVIDING A VARIETY OF OPTIONS FOR USE AND POTENTIAL TO CREATE AN INDEPENDENT ANNEX SUBJECT TO THE NECESSARY APPROVALS

A covered entrance with courtesy lighting and composite door affording access to:

RECEPTION HALL 24'9 x 7'10 (max) Wall mounted central heating thermostat, radiator and quality marble tiled flooring. Turning staircase to first floor with timber handrail and oak panelled doors to sitting room, home office, superb open plan kitchen/dining/family room and:



CLOAKROOM With suite comprising; low flush w.c. with hide-away cistern and square wash hand basin with chrome mono-bloc tap and cupboard below. Obscure double glazed window to side, wall light point, extractor fan and quality marble tiled flooring.

SUPERB OPEN PLAN KITCHEN/DINING/FAMILY ROOM 23'11 x 19'3 (overall)



***Kitchen Area:-** Fitted with a comprehensive range of cream high gloss wall and base units with illuminated plinths and ample solid timber working surfaces incorporating long breakfast bar and butler style sink unit with chrome spring neck tap. Twin built-in double electric fan assisted ovens and grills, integrated dishwasher and microwave, and space for wine cooler and American style fridge/freezer. Recess LED spotlighting and quality marble tiled flooring.*

***Dining Area:-** With feature exposed brick walls, recess LED spotlighting, thermostatically controlled radiator and quality marble tiled flooring. Oak panelled door to laundry room.*



***Family Area:-** Full width double glazed bi-folding doors to garden. Recess LED spotlighting, thermostatically controlled radiator, quality marble tiled flooring, TV, satellite and telephone points.*



LAUNDRY ROOM 9'4 x 6' Again fitted with a range of cream high gloss wall and base units with marble effect working surfaces, incorporating circular sink unit with chrome mixer tap, and recess with plumbing below for washing machine. Matching full height cabinet housing the Worcester gas fired combination boiler, the electric metre and fuse board. Obscure double glazed window and door to side, radiator, quality marble flooring.

SITTING ROOM 16'2 x 15'7 Double glazed window to front with thermostatically controlled radiator below. Low level lighting circuit, Amtico flooring, TV, satellites, radio and telephone points. Multi pane glazed oak casement doors to:



HOME OFFICE/STUDY 12'11 x 8' Illuminated ceiling, radiator, marble tiled flooring, TV, networking and telephone points. Return oak panelled door to reception hall.

FIRST FLOOR

LANDING 19'4 x 10'11 Obscure double glazed window to side, wall mounted central heating thermostat and radiator. Access to loft and oak panelled doors to bedrooms and family bath/shower room.

SPACIOUS PRINCIPAL BEDROOM 19'4 x 12'8 Double glazed window to rear, overlooking the garden and with thermostatically controlled radiator below. Low level lighting circuit, TV, telephone, radio and satellite points. Oak panelled doors to:



DRESSING ROOM 8'1 x 6'1 Fitted with a range of hanging rails and adjustable shelving. Recessed LED spotlighting and thermostatically controlled radiator.



QUALITY FITTED EN-SUITE SHOWER ROOM 8'1 x 5'11 Partly tiled in metro style tiling with suite comprising; circular wash bowl on high gloss surface with chrome mono-bloc tap and double cupboard below, low flush w.c. with hide-away cistern and panelled bath with chrome mixer tap, hand shower, drenched unit and glass screen. Recess LED spotlighting, extractor fan and chrome heated towel rail.

BEDROOM TWO 16'2 x 12'7 Double glazed window to front enjoying views, and with thermostatically controlled radiator below. TV point.



BEDROOM THREE 15'11 x 10'11 (max) Double glazed window to rear with thermostatically controlled radiator below. TV point.



BEDROOM FOUR 10'11 x 10'8 (max) Double glazed window to front again enjoying views, and with thermostatically controlled radiator below.



SPACIOUS FAMILY BATH/SHOWER ROOM 11'5 x 6'1 Partly tiled in metro style tiling with mosaic insets, chrome edging and suite comprising; square pedestal wash hand basin with chrome mixer tap, low flush w.c., panelled bath with chrome mixer tap and hand shower, and walk-in double shower cubicle with thermostatically controlled shower and sliding glass screens. Obscure double glazed window to side, recess LED spotlighting, extractor fan, chrome heated towel rail and ceramic tiled flooring.



EXTERIOR

The property is approached via a long gravel driveway which provides off street parking for several vehicles.

A fine feature of this lovely property is the meticulously maintained, low maintained, west facing rear garden which is bordered by panelled fencing and principally laid with artificial grass. Directly behind the property is an Indian sandstone sun terrace with matching pathway leading to the end of the garden, where a further sun terrace can be found adjoining the summer house/games room. Pedestrian access is afforded to the side of the property and there are external water and lighting connections.



The Summer House/Games Room (providing a variety of options for alternative use)

An obscure double glazed door affords access to:

GOOD SIZE SUMMER HOUSE/GAME ROOM 18'8 x 15'7 A bright and airy room with vaulted ceiling, sky light windows and LED spotlighting. Recess for media equipment and connection for sky TV, electric radiators, oak flooring and my personal favourite, an oak bar with beer tap, stainless steel working surfaces incorporating circular sink unit with cupboards and wine cooler below. Oak panelled door:



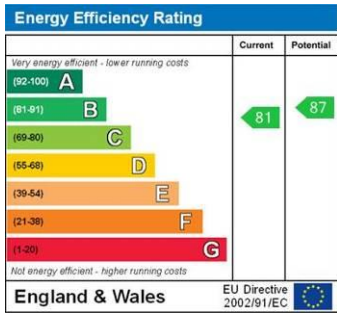
GOOD SIZE CLOAKROOM 6'5 x 3'11 With contemporary suite comprising; low flush w.c. with hide-away cistern and square wash hand basin on resin surface with chrome mono-bloc tap and cupboard below. Extractor fan, mirrored wall and oak flooring.

STORE ROOM 11'2 x 6'5 Access afforded to the side. With power and light connected. Range of shelving and storage units. Recess for tumble dryer and loft storage facilities

COUNCIL TAX BAND. G

PRICE: £895,000. FREEHOLD

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



Redress Scheme: - The Property Ombudsman - 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. Det2627

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