

EST. 1984



# Jean Hennigan Properties

INDEPENDENT TOWN AND COUNTRY AGENTS

**'MARIGOLD COTTAGE', BUMBLES GREEN LANE,  
NAZEING, ESSEX, EN9 2SG.**

*Estate Agents,  
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*Needing to be viewed to be fully appreciated, this charming four double bedroom, three bathroom, detached family home, has over the years undergone sympathetic renovation and been extended twice to now offer spacious, light and airy accommodation in excess of 2,250sq ft. The cottage retains many character features which creates a homely and cosy feel but it also benefits from a beautifully maintained south facing rear garden in excess of 100ft and a gated front garden in excess of 50ft, which provides secure off street parking for numerous vehicles.*

*Bumbles Green Lane is possibly one of the most sought after roads within this highly acclaimed village, and Marigold Cottage enjoys the best of both worlds with a rural feel created by the surrounding countryside whilst the property is within easy reach of local shops, approximately 1.2 miles, and is perfect for the commuter with Broxbourne British Rail Station, approximately 2.6 miles, and Epping Underground, approximately 7 miles. A selection of reputable schools catering for most ages and abilities are also close to hand.*

### SUMMARY OF ACCOMMODATION

*\*CHARMING SITTING ROOM WITH FEATURE EXPOSED BRICK FIREPLACE\**

*\*GOOD SIZED DINING ROOM\**

*\*SUPER GARDEN ROOM WITH LARGE LANTERN WINDOW\**

*\*COMPREHENSIVELY FITTED KITCHEN/BREAKFAST ROOM\**

*\*DELIGHTFUL MORNING ROOM WITH BI-FOLDING DOORS  
LEADING INTO THE GARDEN\**

*\*SPACIOUS STUDY\**

*\*INNER HALLWAY WITH LAUNDRY CUPBOARD & CLOAKROOM\**

SUMMARY OF ACCOMMODATION CONTINUED

*\*PRINCIPAL SUITE COMPRISING; DOUBLE BEDROOM, DRESSING ROOM AND SPACIOUS EN-SUITE SHOWER ROOM\**

*\*SECOND DOUBLE BEDROOM WITH EN-SUITE SHOWER ROOM\**

*\*TWO FURTHER DOUBLE BEDROOMS\**

*\*QUALITY FITTED FAMILY BATH/SHOWER ROOM\**

*\*GAS FIRED CENTRAL HEATING\**

*\*DOUBLE GLAZED WINDOWS AND DOORS\**

*\*GATED FRONT GARDEN IN EXCESS OF 50' PROVIDING OFF STREET PARKING FOR NUMEROUS VEHICLES\**

*\*INTEGRAL GARAGE\**

*\*METICULOUSLY MAINTAINED SOUTH FACING REAR GARDEN IN EXCESS OF 100' WITH LARGE TIMBER GARDEN SHED AND COVERED SEATING AREA\**

*A gabled covered entrance on timber pillars with exposed brick walls and a solid oak door affords access to:*

*CHARMING SITTING ROOM 24'6 x 11'11 Dual aspect with double glazed window to side and further double glazed window to front with concealed radiator below. Feature exposed brick fireplace fitted with gas living flame fire on slate hearth with decorative breastsummer beam above. Coved ceiling, recess spotlighting, low level lighting circuited, TV point and solid oak flooring. Bi-folding casement doors to garden room and access to:*



*GOOD SIZE DINING ROOM 14'1 x 11'7 Double glazed window to front with concealed radiator below and staircase to first floor with timber handrail and decorative newel posts. Coved ceiling, recess spotlighting, low level lighting circuit, telephone point and solid oak flooring.*



*SUPERB GARDEN ROOM 15'8 x 11' Bright and airy with a large double glazed lantern window and further double glazed windows to side and rear. Recess LED spotlighting, enclosed radiator and solid oak flooring. Double glazed casement doors to garden.*

**SPACIOUS KITCHEN/BREAKFAST ROOM** 20'11 x 11'4 Comprehensively fitted with a range of bespoke Shaker style wall and base units with ample marble working surfaces with matching splashbacks incorporating a peninsular breakfast bar and a one and a quarter bowl butler style sink unit with chrome mixer tap. Range of integrated appliances to include; dishwasher, wine cooler and microwave, together with a recess and plumbing for an American style fridge/freezer and feature chimney style recess housing a Rangemaster dual fuel range with triple ovens, plate warmer and six ring halogen hob with illuminated extractor hood above. Coved ceiling, recess LED spotlighting, contemporary vertical two pole radiator, telephone point, cupboard housing the gas meter and tumbled marble tiled flooring. Multi pane glazed door to inner hall and access to:



**DELIGHTFUL MORNING ROOM** 12' x 11'4 Part vaulted ceiling with two double glazed Velux skylight windows and recess LED spotlighting. Additional double glazed window to side with contemporary two pole radiator below, TV point and tumbled marble tiled flooring. Full width double glazed bi-folding doors to garden.



**INNER HALL** Recess LED spotlighting, radiator, tumbled marble tiled flooring and built-in cloaks cupboard. Casement doors to laundry cupboard and panelled doors to garage, cloakroom and:



**SPACIOUS STUDY** 18'6 x 8'11 Part vaulted ceiling with Velux skylight window and recess LED spotlighting. Part timber panelled with a range of fitted shelving, contemporary two pole radiator and solid oak flooring. Double glazed door with adjoining window to garden.

**CLOAKROOM** 6'10 x 3'8 With suite comprising; close coupled w.c. and wash hand basin inset into granite surface with chrome mixer tap and double cupboard below. Recess spotlighting, extractor fan, part mirrored wall, radiator and tumbled marble tiled flooring.

**LAUNDRY CUPBOARD** 5'4 x 3'9 Fitted with a range of wall units and shelving with recess and plumbing for washing machine. Recess spotlighting and tumbled marble tiled flooring.

## **FIRST FLOOR**

**LANDING** Obscure double glazed arched window to side, decorative coved ceiling, recess spotlighting and airing cupboard housing the hot water cylinder with fitted immersion heater, slatted shelving and central heating and hot water programmer controls. Panelled doors to bedrooms and family bath/shower room.

**PRINCIPAL SUITE COMPRISING;**

***Double Bedroom 14'1 x 12'5:-*** Double glazed window to front with enclosed radiator below. Part coved ceiling, low level lighting circuit, TV, telephone and satellite points. Access to:



***Dressing Room 10'5 x 8'6 (to wardrobes):-*** Double glazed window to rear overlooking the garden and enjoying views. Fitted with a range of full height, part glazed, wardrobes providing ample hanging and storage facilities. Coved ceiling, recess spotlighting and enclosed radiator. Concealed access to:



***Spacious En-Suite Shower Room 10'5 x 8'5:-*** With suite comprising; 'his and hers' wash hand basins inset into marble surface with contemporary chrome mixer taps, mirror fronted cabinets above and storage cupboards below, close couple w.c. and walk-in double shower cubicle with thermostatically controlled hand shower and independent rain forest shower. Skylight window/access to second loft, coved ceiling, recess spotlighting, two chrome heated towel rails and ceramic tiled flooring.



***BEDROOM TWO 17'7 x 9'1 (max)*** Double glazed window to rear again overlooking the garden and enjoying views. Coved ceiling, recess spotlighting, TV point and radiator. Panelled door to:

***EN-SUITE SHOWER ROOM 6'2 x 5'5*** Partly tiled in quality porcelain with suite comprising; pedestal wash hand basin with chrome mono-bloc tap, close coupled w.c. and walk-in shower cubicle with thermostatically controlled power shower and sliding glass screens. Coved ceiling, recess spotlighting, extractor fan, chrome heated towel rail and porcelain tiled flooring.





**BEDROOM THREE** 14'11 x 8'5 Double glazed window to rear with radiator below. Built-in full height wardrobe, coved ceiling, recess spotlighting and laminate wood flooring.

**BEDROOM FOUR** 12'5 x 8'10 Double glazed window to front with enclosed radiator below. Range of fitted full height wardrobes, access to loft first loft, TV point and laminate wood flooring.

**QUALITY FITTED FAMILY BATH/SHOWER ROOM** 10'4 x 5'2 With Heritage suite comprising; sculptured pedestal wash hand basin, close coupled w.c., walk-in shower cubicle with chrome thermostatically controlled shower with drencher unit, and free standing claw and ball bath with antique style mixer tap and hand shower attachment. Double glazed window to front, coved ceiling, recess spotlighting, extractor fan, chrome heated towel rail and solid wood flooring.



## **EXTERIOR**

Marigold Cottage is approached via an automatic decorative oak gate which provides vehicular access onto a wide shingled driveway in excess of 50' and provides secure off street parking for numerous vehicles. The front is enclosed by a combination of tall hedgerows and mature shrubs and leads to:



**INTEGRAL GARAGE** 18'8 x 8'8 With automatic up and over door and power and light connected. Housing the gas fired central heating boilers and fuse boards. Fitted work bench with shelving above and recess below for additional fridge and tumble dryer. Panelled door to inner hallway.

A fine feature of this superb property is the delightful, south facing, rear garden which is in excess of 100' and enjoys an excellent degree of privacy which is provided by a variety of tall trees, mature shrubs, old stock brick walls and fencing. Directly behind, and wrapping itself around the property, is a wide Indian sandstone paved sun terrace which borders an ornamental fishpond with waterfall. Steps lead down to a meticulously maintained lawn with well stocked shrub borders and to the rear is a large timber garden shed and an additional timber effect paved terrace bordered by a feature timber loggia with electric light connected.

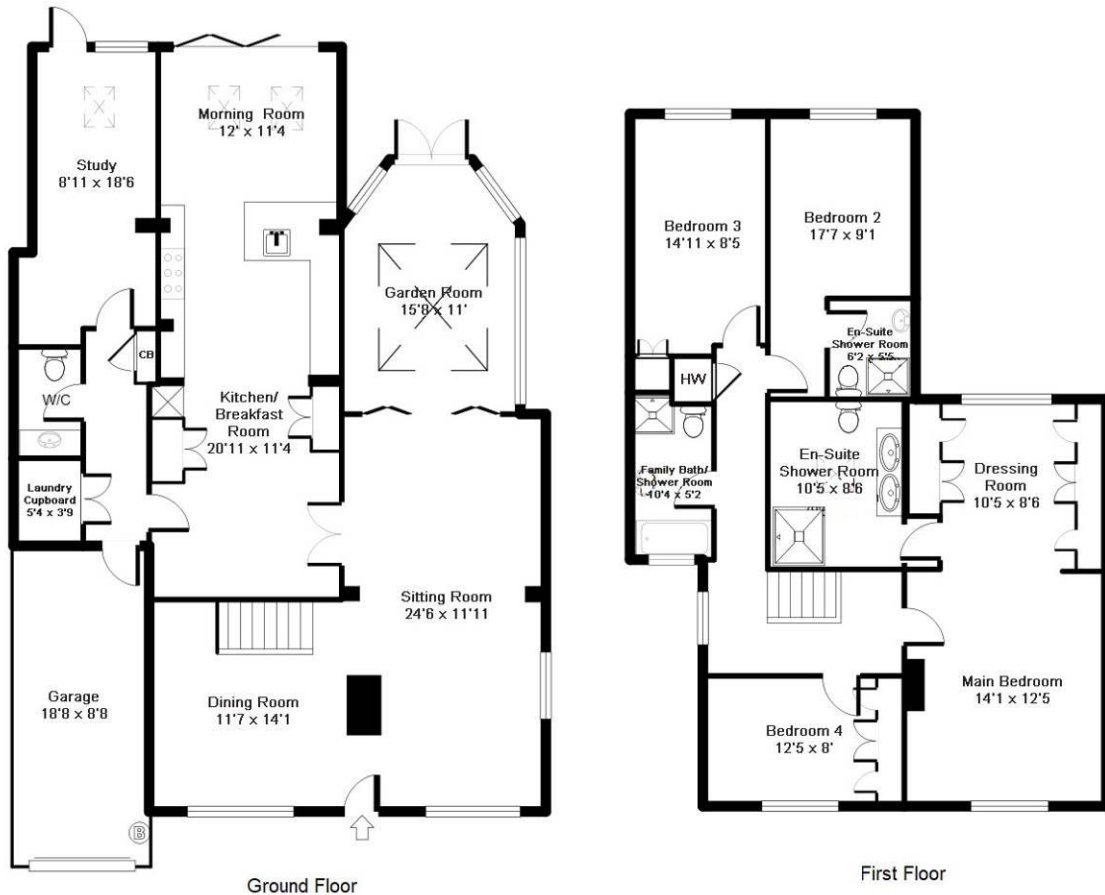


**COUNCIL TAX BAND. G**

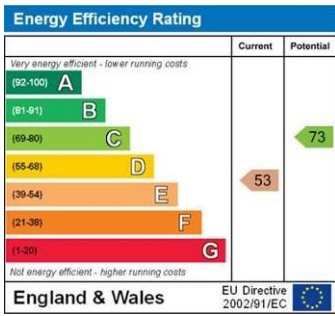
**PRICE: £995,000. FREEHOLD**

**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. Det2649

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