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**NORTH BARN**  
**BROXBOURNE, HERTFORDSHIRE, EN10 6RR.**



*Enjoying a quiet cul de sac position, this surprisingly spacious four bedroom property has been in the same family for over forty years and has been extremely well maintained over the decades, yet still offers scope and flexibility for an incoming purchaser to further improve and extend to create an outstanding home subject of course to the necessary planning consents.*

*North Barn is ideally located for the amenities the surrounding area has to offer including transport links by train to London and Cambridge, a choice of highly regarded schools for most grades and abilities. The busy high street has a shopping parade to cater for day to day requirements, while numerous sporting and recreational establishments can be found close by.*

**SUMMARY OF ACCOMMODATION**

- \*15' RECEPTION HALL\*
- \*CLOAKROOM\*
- \*SITTING/DINING ROOM\*
- \*GARDEN ROOM\*
- \*KITCHEN WITH WALK IN PANTRY\*
- \*15' PRINCIPAL BEDROOM\*
- \*THREE FURTHER BEDROOMS\*
- \*SHOWER ROOM\*
- \*GAS CENTRAL HEATING\*
- \*DOUBLE GLAZING\*
- \*SOUTH EAST FACING SECLUDED REAR GARDEN\*
- \*INTEGRAL GARAGE & AMPLE OFF-STREET VEHICLE PARKING\*

*Covered entrance porch with courtesy lighting and glazed entrance door affords access to the:*

**RECEPTION HALL** 15' x 3'5" Staircase with wooden handrail affords access to a split first floor landing. Two wall light points, radiator with decorative wooden cover. Glazed door leads to the sitting/dining room, with further archway to the kitchen and a panelled door leads to:

**CLOAKROOM** 6'8" x 2'4" Obscure window to front. Tiled in quality wall ceramics to complement suite comprising vanity inset wash hand basin with mixer tap and storage cupboard below, wall mounted mirror above, low flush WC and radiator.

**SITTING/DINING ROOM** 22'2" x 12'3" Sliding glazed doors lead out onto a sun terrace with further glazed casement doors leading to a garden room. Fitted units include two bookcases and glass display cabinets which will be remaining. The ceiling has decorative coving. Dimmer light controls and central heating thermostat, two radiators. Television and media points.



**GARDEN ROOM** 11'1" x 9'4" Triple aspect with a sliding door allowing access to the rear garden. Wood cladding to one wall with two wall light points. The flooring is tiled in decorative ceramics.

**KITCHEN** 11'9" x 11'4" Front aspect with glazed door leading to a side access. Partly tiled in decorative wall ceramics to complement a fitted kitchen with wall and base units including a glazed cabinet and further corner display shelving, ample working surfaces over incorporating stainless steel one and half bowl sink unit with mixer tap and cupboard below. Built in electric double oven with concealed extractor hood above. Space for fridge and plumbing for washing machine. Telephone point. Wide opening to:



**WALK IN UNDERSTAIRS PANTRY** 5'6" x 3'4" With light and power connected. Ample shelving and storage space for chest freezer.

**FIRST FLOOR SPLIT LEVEL LANDING** With wooden handrails and balustrade, window to side and access to the loft space. Door leading to the bathroom and bedrooms with further panelled door leading to the:

**DEEP AIRING CUPBOARD** 5'7 x 2'6 Further built-in cupboards with louvered doors housing the gas central heating boiler with additional linen storage below. Light connected.

**PRINCIPAL BEDROOM** 15'11 x 11'5 Window overlooking the rear garden. Two wall light points. Fitted with a range of wardrobes and drawers to one wall with central dressing table mirror and drawers, matching bed recess with nightstands either side. Radiator, telephone point.



**SECOND BEDROOM** 12'7 x 8'7 Window overlooking the front garden. Fitted with a range of wardrobes and drawers to one wall with central bed recess. Two wall light points and radiator with decorative wooden cover.



**THIRD BEDROOM** 10'2 x 10' Rear garden aspect. Fitted with a range of wardrobes and drawers with matching headboard and nightstands either side. Radiator with decorative wooden cover.

**FOURTH BEDROOM** 9'5 x 8 Currently used as a study with a front aspect, radiator and various storage and book shelving units.

**SHOWER ROOM** 9'5 x 4'10 Obscure glazed window to side. Tiled to complement a suite comprising double shower with wide glazed door, wash hand basin with mixer tap and mirror above, low flush WC and bidet.

## **EXTERIOR**

### **Front Garden**

The property is approached via a wide block paved driveway allowing vehicle off street parking with brick-built archway and timber gate giving access to the side of the property.

**INTEGRAL GARAGE** With up and over door. Light and power connected.

## ***Rear Garden***

*The garden enjoys a south easterly aspect with panelled fencing and mature conifers providing an excellent degree of seclusion. Principally paved with wide borders stocked with an abundance of evergreen and flowering shrubs. To one corner of the garden is a timber potting shed with felt roof. At night the garden is enhanced by external lighting.*



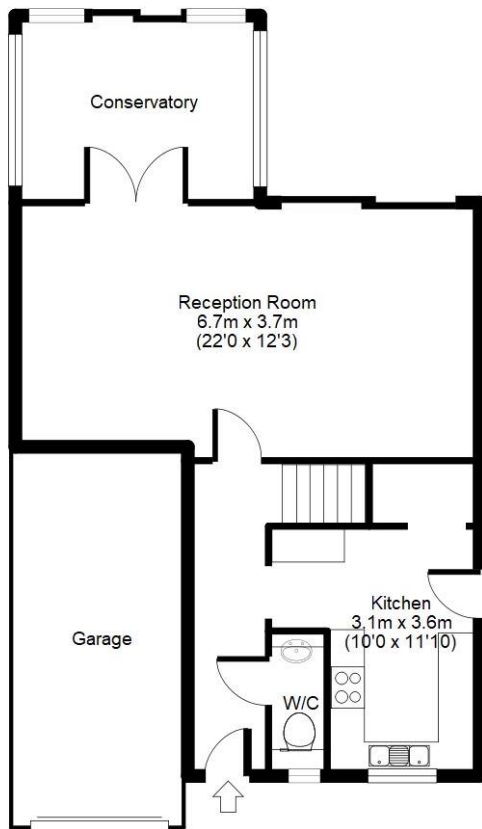
**COUNCIL TAX BAND. E**

**PRICE: £512,500 FREEHOLD**

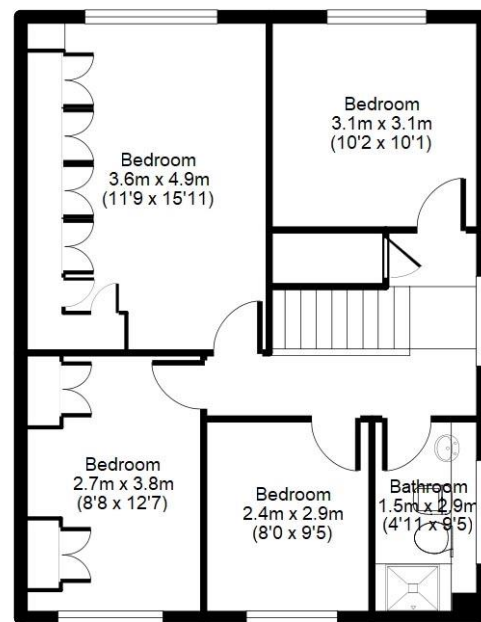
**VIEWING:** *By appointment with Owners Sole Agents -  
please contact: JEAN HENNIGHAN PROPERTIES - telephone 01992 445055*

## **Floor Plans**

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

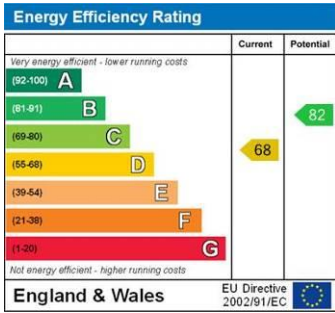


Ground Floor



First Floor

## 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)



**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 Hennigan 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. Det2651

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