

EST. 1984



Jean Hennigan Properties

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Situated within the extremely sought after turning, where properties rarely come to market, this three bedroom link detached family home offers deceptively spacious accommodation and benefits from a good sized west facing rear garden and excellent potential for a double storey rear extension, subject of course to the necessary approvals.

Being just a stone's throw from the heart of the village where the High Street offers a good range of facilities to include shops, a Public House, restaurants, a Post Office to name but a few. The British Rail station provides a frequent service, to London Liverpool Street, approximately 45 minutes, whilst the River Lea towpath and the Lea Valley Nature Reserve both offer delightful country/riverside walks.

Viewing Highly Recommended.

SUMMARY OF ACCOMMODATION

- *RECEPTION HALL****
- *GOOD SIZE SITTING ROOM WITH CAST IRON GAS FIRED STOVE****
- *DINING ROOM****
- *KITCHEN* *CONSERVATORY****
- *THREE GOOD SIZED BEDROOMS****
- *BATHROOM & SEPARATE W.C.****
- *DOUBLE GLAZED WINDOWS AND DOORS****
- *GAS FIRED CENTRAL HEATING****
- *BLOCK PAVED DRIVEWAY PROVIDING OFF STREET PARKING****
- *ATTACHED GARAGE****
- *GOOD SIZE WEST FACING REAR GARDEN****

An obscure double glazed door with matching side window affords access to:

RECEPTION HALL 5'7 x 5' Double glazed window to side with double radiator below. Obscure glazed door with matching side window to:

GOOD SIZE SITTING ROOM 18' x 13'3 Double glazed window to front with double radiator below. Feature gas fired cast iron stove on exposed brick hearth with heavy breastsummer beam above. Wall mounted central heating thermostat, additional radiator, TV and telephone points. Staircase with timber handrail to first floor and access to:



DINING ROOM 9'1 x 8'10 Radiator, double glazed window to rear and access to:



KITCHEN 9'9 x 8'6 Fitted with wall and base units with marble effect working surfaces and decorative tiled splashbacks incorporating stainless steel sink drinker unit with mixer tap. Range of appliances to include; washing machine, fridge/freezer, four ring gas hob with concealed illuminated extractor canopy above and gas double oven and grill. Recess ceiling lighting, wall mounted central heating and hot water programmer controls and double glazed window and door to:



CONSERVATORY Of timber construction with translucent roof, double glazed windows to rear and side and further door to side.

FIRST FLOOR

LANDING Double glazed window to side and access to loft. Deep airing cupboard housing the hot water cylinder with fitted immersion heater and slated shelving. Doors to bedrooms, bathroom and separate w.c.

BEDROOM ONE 12'4 x 10'5 (into wardrobe) Double glazed window to front with double radiator below. Fitted with a range of full height wardrobe incorporating chests of drawers and with matching vanity unit and bedside tables.



BEDROOM TWO 9'11 x 9'4 (into wardrobe) Double glazed window to rear with double radiator below. Full height fitted wardrobe housing a pull-out double bed and with matching chest of drawers.

BEDROOM THREE 7'2 x 6'11 Double glazed window to front with double radiator below. Cover ceiling.



BATHROOM 6'2 x 5'6 Tiled in decorative ceramics with suite comprising; wash hand basin inset into working surface with double cupboard below and panelled bath with mixer tap, hand shower attachment and independent thermostatically controlled shower and folding glass screen. Obscure double glazed window to rear, recess eyeball spotlighting and chrome heated towel rail.

SEPARATE W.C. Again tiled in decorative ceramics with close couple w.c. and obscure double glazed window to rear.

EXTERIOR

The front garden is divided into two sections with one being principally laid to lawn and the other block paved which provides off street parking and leading to:

ATTACHED GARAGE 19'5 x 7'6 With automatic roller door to front and with power and light connected. Housing the Worcester gas fired central heating boiler, fuse board, gas and electric metres. Glazed door and window to garden.

The good size south west facing rear garden is principally laid to lawn which is bordered by fencing and shrubs. To one corner is a timber garden shed, there are external lighting connections and pedestrian access is afforded to one side.

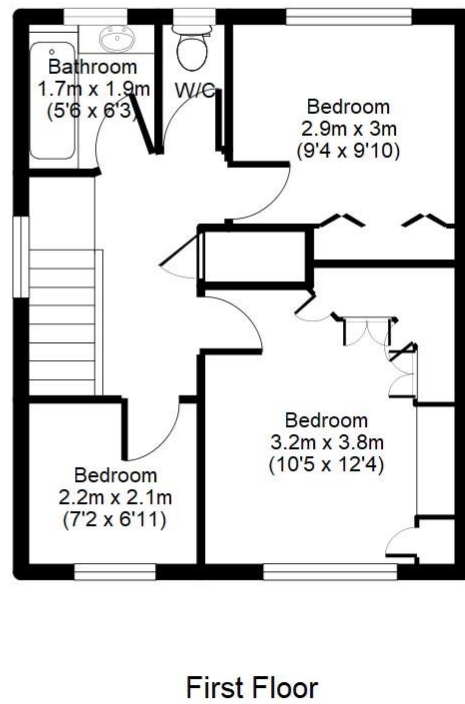
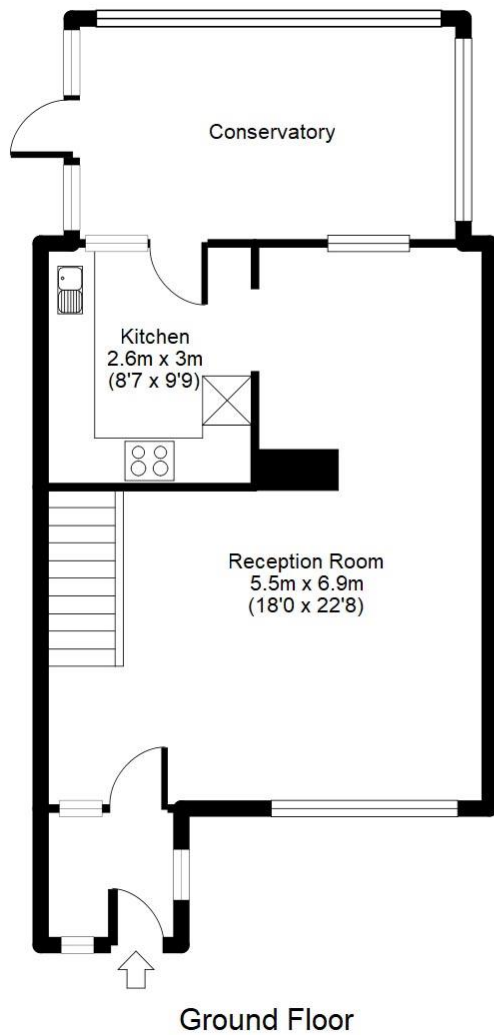


COUNCIL TAX BAND. E

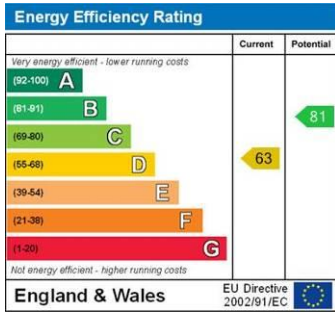
PRICE: £499,500. FREEHOLD

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



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. Det2645

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