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**COSY NOOK, NURSERY ROAD,
NAZEING, ESSEX, EN9 2JE.**



This charming and deceptively spacious, four bedroom, two bathroom, detached family bungalow, needs to be viewed to be fully appreciated, and benefits from a west facing garden in excess of 230' and numerous outbuildings providing a variety of options for use.

Nestling within this semi rural location, backing onto lakes and overlooking the Lea Valley, the properties enjoy a truly rural feel yet are ideal for the commuter with Broxbourne British Rail Station being within a short drive. They are also perfect for the family with a selection of reputable schools, within a short drive, located in both Hertfordshire and Essex, 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

- *CHARMING RECEPTION HALL*
- *COMPREHENSIVELY FITTED KITCHEN*
- *DELIGHTFUL SITTING/DINING ROOM*
- *GOOD SIZE PRINCIPAL BEDROOM*
- *FAMILY SHOWER ROOM, WHICH COULD BECOME EN-SUITE IF REQUIRED*
- *THREE FURTHER BEDROOMS*
- *FAMILY BATHROOM*
- *GAS FIRED CENTRAL HEATING AND DOUBLE GLAZED WINDOWS*

SUMMARY OF ACCOMMODATION CONTINUED

BRINDLE BLOCK PAVED DRIVEWAY PROVIDING AMPLE PARKING

WEST FACING REAR GARDEN AND AN OVERALL PLOT IN EXCESS OF 310FT

NUMEROUS OUTBUILDINGS TO INCLUDE; BRICK BUILT WORKSHOP, TIMBER GARDEN SHED, LONG TIMBER STORE, GREENHOUSE, TIMBER SUMMER HOUSE AND MACHINE STORE

An arched recess entrance with carriage style courtesy light and woodgrain effect double glazed door affords access to:



CHARMING RECEPTION HALL Double glazed woodgrain effect window to side, part timber panelling to walls, two thermostatically controlled radiators, cupboard housing the gas meter and providing storage, wall mounted wi-fi enabled central heating thermostat and solid oak flooring. Pine panelled doors to bedrooms, family bathroom, family shower room/potential en-suite, and access to:

QUALITY FITTED KITCHEN 11'7 x 8'8 Comprehensively fitted with a range of wall and base units with ample granite working surfaces and matching splashbacks incorporating ceramic butler sink unit with brushed stainless steel mixer tap. Tall double cupboard housing Worcester gas fired combination boiler together with space and plumbing for washing machine and tumble dryer. Integrated dishwasher and Rangemaster duel fuel range with double ovens, plate warmer and four ring gas hob and griddle. Two solartubes providing natural light, recess lighting, thermostatically controlled radiator and solid oak flooring. Access to:



DELIGHTFUL SITTING/DINING ROOM 17'10 x 13'1 Dual aspect with double glazed wood grain effect window to side and arched double glazed casement doors to rear with matching side windows. Two thermostatically controlled radiators, solid oak flooring, TV and telephone points.



GOOD SIZE PRINCIPAL BEDROOM 13'11 x 11'2 (into wardrobes) Dual aspect with woodgrain effect double glazed windows to side and front with wide display sill and thermostatically controlled radiator below. Fitted with a range of full-height wardrobes with matching bedside tables and high-level cupboards providing recess for double bed. TV point, solid oak flooring and LAN point.



FAMILY SHOWER ROOM/POTENTIAL EN-SUITE 10'11 x 4'7 (max) Tiled in decorative ceramics with suite comprising; sculptured pedestal wash hand basin with chrome taps, close coupled w.c. and walk-in shower cubicle with Triton power shower, curtain and rail. Obscure double glazed woodgrain effect window to rear and side, extractor fan, recess lighting, radiator and slate effect tiled flooring.

BEDROOM TWO 11'2 x 8'9 Double glazed woodgrain effect window to side with radiator below and oak effect flooring.



BEDROOM THREE 8'11 x 7'8 Double glazed woodgrain effect window to side with thermostatically controlled radiator below. Solid oak flooring, TV and telephone points.

BEDROOM FOUR 8'6 x 8'2 Double glazed woodgrain effect window to side with radiator below. Oak effect flooring.

FAMILY BATHROOM 7'4 x 5'6 Tiled in decorative ceramics with suite comprising; square pedestal wash hand basin with chrome taps, close coupled w.c. and p-shaped bath with Mira power shower and curved glass screen. Obscure double glazed woodgrain effect window to front, recess lighting, chrome heated towel rail and slate tiled flooring.

EXTERIOR

The property is approached via a long brindle block paved driveway which leads to the side of the property and provides off street parking for numerous vehicles.

Occupying an overall plot in excess of 310', the beautifully maintained west facing gardens are principally laid to lawn with a wide, sheltered, Indian sandstone sun terrace being directly behind the property. The gardens are enclosed by panelled fencing with well stocked shrub beds. To the rear, an arbour provides access to a productive allotment where three of the outbuildings, together with a greenhouse can be found. Pedestrian access is afforded to one side of the property and there are water and lighting connections.



BRICK BUILT OUTBUILDING 13'10 x 9'7 With power and light connected. Windows to front, rear and side and double glazed door to front.

TIMBER GARDEN SHED 15'6 x 7'7 Windows to side and double doors to front.

LONG TIMBER STORE 47'4 x 7' Door to front and windows to side.

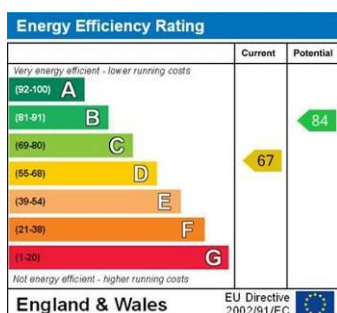
TIMBER SUMMER HOUSE 29' x 7'11 With power and light connected. Double sliding doors to front and windows to side.

TIMBER MACHINE STORE 17'3 x 6'11 Door and windows to front and side

COUNCIL TAX BAND. B

PRICE: £650,000. FREEHOLD

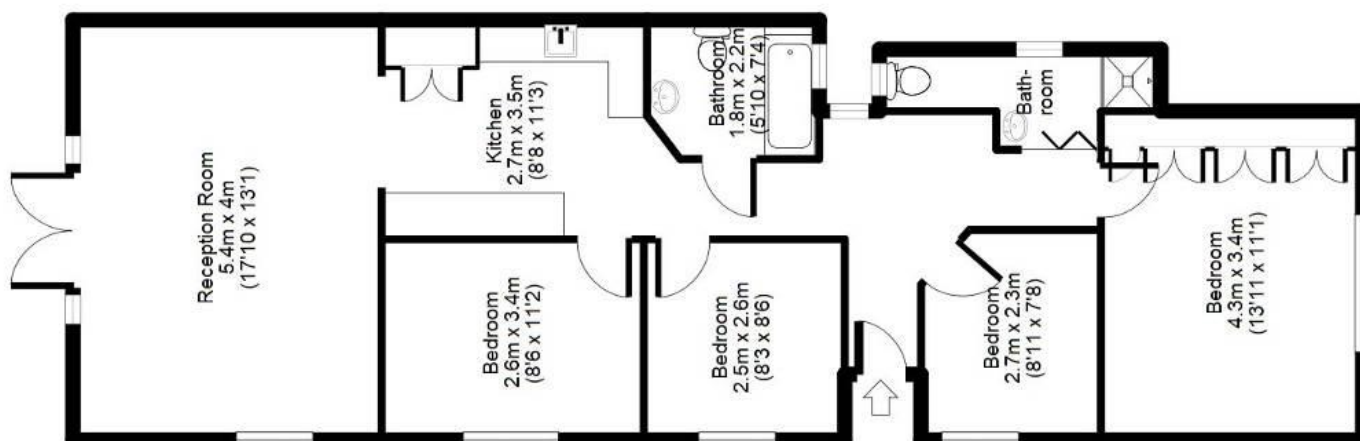
Energy Performance Graph



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 vendors 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. Det2646

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