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**'NAZANG', MIDDLE STREET,  
NAZEING, ESSEX, EN9 2LO**



*Upon entering 'Nazang' one is immediately struck with the 'wow factor', the bright and spacious reception hall is flooded with natural daylight from the first-floor landing. Over recent years the property has been the subject of complete refurbishment and enlargement, with immense thought given to the flow and layout of the accommodation to create a stunning family home of exceptionally large proportions to reflect modern day living. The property lends itself to great entertaining with a large sun terrace ideal for alfresco dining and superb purpose-built detached bar/party room with separate office, offering flexibility for alternative use.*

*The parish of Nazeing has a small parade of shops to cater for day to day requirements whilst neighbouring towns offer more comprehensive facilities. Middle Street is within the catchment of highly regarded local schools. Transport links by both road and rail are easily accessible. The surrounding countryside offers a wealth of sporting and recreational facilities and Nazeing can boast it has its own Golf Club.*

*Early viewing of this truly outstanding family home is recommended.*

**SUMMARY OF ACCOMMODATION**

- \*BRIGHT AND SPACIOUS RECEPTION HALL\**
- \*FAMILY ROOM WITH BI-FOLD DOORS TO SITTING ROOM\**
- \*SITTING ROOM WITH BI-FOLD DOORS TO GARDEN\**
- \*IMPRESSIVE KITCHEN/BREAKFAST ROOM\**
- \*SEPARATE LAUNDRY ROOM\**

SUMMARY OF ACCOMMODATION

*\*CLOAKROOM\**

*\*GROUND FLOOR PRINCIPAL BEDROOM WITH EN SUITE SHOWER ROOM\**

*\*SECOND BEDROOM WITH EN SUITE BATHROOM\**

*\*THIRD BEDROOM DUAL ASPECT WITH BALCONY DOORS OVERLOOKING GARDEN\**

*\*FAMILY BATHROOM\**

*\*PART UNDERFLOOR HEATING\**

*\*GAS CENTRAL HEATING\**

*\*DOUBLE GLAZING\**

*\*LANDSCAPED REAR GARDEN WITH LARGE SUN TERRACE\**

*\*DETACHED BAR/ENTERTAINING ROOM WITH OFFICE ATTACHED\**

*\*GARDEN SHED AND EXTERNAL KITCHEN WITH PIZZA OVEN\**

*Carriage lights and glazed panels flank a contemporary style entrance door with decorative inset glazed panel and affords access to the:*



*BRIGHT AND SPACIOUS RECEPTION HALL 18'6 x 5'4 Velux skylight window with automatic controls floods the hall with natural light from the first floor landing. Oak wood staircase with chrome stair rods, glazed balustrade panels with solid oak handrail leads to the first floor. Wall mounted underfloor heating thermostat controls for the Travertine stone flooring, sunken entrance mat well with coir matting. Phone for security entrance and radiator. Solid oak doors lead to the family room, sitting room, kitchen breakfast room and principal suite with further oak door to:*

*UNDER STAIRS STORAGE CUPBOARD With Travertine stone flooring. Housing the underfloor heating controls and electricity meter together with the fuse box. Ample hanging space for coats and storage.*

*FAMILY ROOM 13'11 x 12'2 Large bay window overlooking the front garden. Feature fireplace with sparkle marble inlay and matching hearth, Warmlite electric coal effect fire. Coved ceiling and two wall light points with dimmer lighting control. Oak framed folding glazed doors to sitting room.*



*SITTING ROOM 27'4 x 13'11 Bi-folding doors leading out onto the sun terrace. Feature fireplace with sparkle marble inlay and matching hearth with recess above for television. Coved ceiling and three wall light points with dimmer lighting controls. Radiator with additional two contemporary vertical wall radiators. Pair of oak framed glazed doors leading to the:*





**KITCHEN/BREAKFAST ROOM** 23'7 x 20'8 (maximum measurements) Folding doors to one wall leading out onto the sun terrace. Wall mounted temperature controls for the underfloor heating to the Travertine stone flooring. Tiled in quality metro style wall ceramics to complement the fitted high gloss wall and base units with ample white sparkle marble illuminated working surfaces incorporating white single drainer sink unit with chrome mixer tap and cupboard below. Neff dishwasher with matching high gloss fascia. Appliances are by AEG and include double electric oven, adjacent microwave oven and built in coffee machine. There is space for a large freestanding fridge freezer this may stay by separate negotiation. Two brushed steel pendant lights hang over the large island incorporating a family breakfast bar area with storage cupboards drawers and wine fridge below. Inset to the sparkle marble surface is the five-ring gas hob with stainless steel extractor hood with spotlight surround above. Television and media connections. Oak door leading to the:



**LAUNDRY ROOM** 14'8 x 6'1 Glazed door to garden. Wall mounted controls for underfloor heating to the stone tiled flooring. Partly tiled in quality white metro wall ceramics to complement a fitted range of high gloss wall and base units with ample working surfaces over incorporating a stainless steel single drainer sink unit with mixer tap and cupboards below. Plumbing for washing machine and space for tumble direr. Wall mounted gas central heating boiler and JAB Duplex unvented cylinder with two pressure vessels, timer clocks and programmers. Radiator and spotlighting. Solid oak door leading to:



**CLOAKROOM** 6'3 x 4'8 Velux skylight window flooding the room with natural light. Tiled in quality metro style wall ceramics with contrasting grey metro tile detail border. Wall mounted controls for the underfloor heating to the stone effect tiled flooring. Suite comprising high level flush WC. Radiator incorporating chrome heated towel rail. Spotlighting and extractor fan.

**PRINCIPAL BEDROOM SUITE** 12'2 x 11'8 (measured to wardrobes) Large bay window to front. Fitted wardrobes to one wall with mirror fronted doors, one concealing an entrance door to the en-suite shower room. Coved ceiling and two wall light points. Radiator and television and media points.



**EN-SUITE SHOWER/WET ROOM** 10'3 x 6'9 (measured to wardrobes) Velux skylight window. Sparkle marble flooring to complement contrasting marble tiled walls with recess shelves. Shower with glass walls and chrome rainforest shower head, additional handheld shower attachment, floating sink with chrome mixer tap and vanity drawer unit below. Low flush WC. Chrome heated towel rail. Spotlighting and extractor fan. Fitted storage cupboards to one wall with mirror fronted doors and open linen storage shelving either side.



**FIRST FLOOR LANDING** Bright with natural light from Velux skylight. Wall mounted underfloor heating controls for the family bathroom, radiator and solid oak doors to third bedroom and bathroom with further door leading to the:

**SECOND BEDROOM SUITE** 16'9 x 11'10 (measured to wardrobes) Dual aspect with window to front and radiator below, double doors overlooking the rear garden. Built in wardrobes to one wall with additional eaves storage. Television and media points. Spotlighting. Glass wall with central opening leads to the:



**EN-SUITE BATHROOM** 10'2 x 5'9 Tiled in quality matching wall and floor overlarge ceramic tiles to complement white suite comprising tiled panelling to jet bath with chrome wall controls and waterfall tap, floating sink with chrome mixer tap and drawers below, mirror and glass shelf above. Low flush WC with concealed cistern. Spotlights and wall mounted chrome towel shelving.



**DUAL ASPECT THIRD BEDROOM** 22'8 x 13'8 Dual aspect window with front aspect and double doors overlooking the rear garden. Sliding door to eaves storage cupboard and further fitted wardrobes to one wall. Spotlighting, television and media point connections.



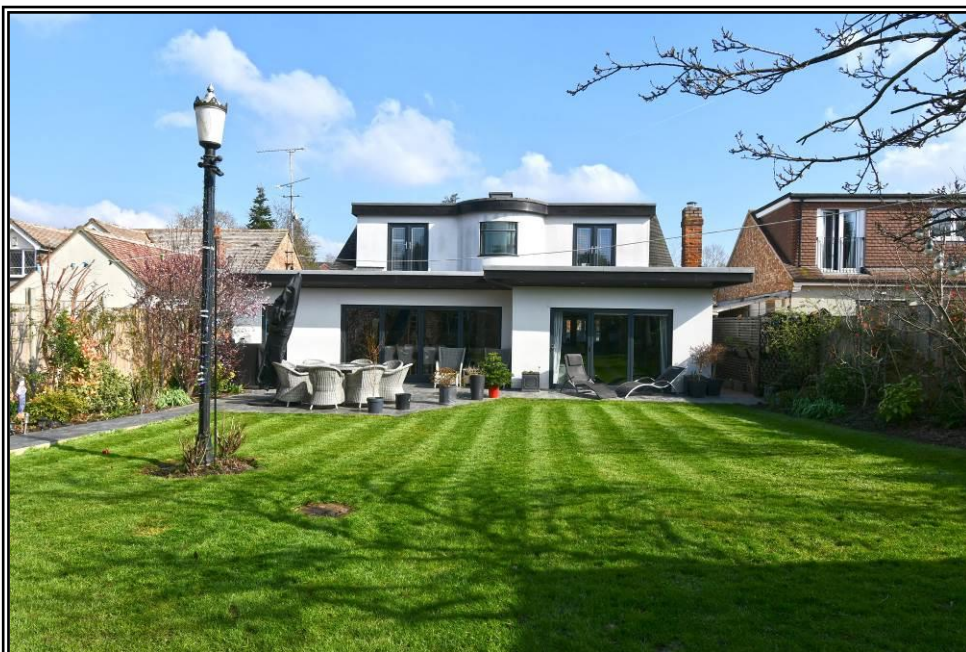
**FAMILY BATHROOM** 9'3 x 8'7 Velux skylight and feature curved window with obscure glass. Tiled with high gloss matching wall and floor ceramics with the same tile in contrasting size to the curved wall. White suite comprising freestanding bath with chrome taps and retractable handheld shower, low flush WC. Floating wash hand basin with chrome mixer tap and vanity storage drawer below, inset mirror above. Wall mounted underfloor heating controls for tiled flooring. Walk in shower with glass walls and extra-large rainforest drench shower head, additional handheld shower. Recess shelf, spotlighting, extractor fan and heated chrome towel rail.



### **EXTERIOR**

The property is approached via two separate electric sliding iron gates to create an elegant carriage driveway with brick-built wall and piers supporting carriage lantern lights. The block paved driveway creates ample off-street parking. To one side is a storage garage with roller shuttering door, plus a wrought iron gateway provides side access to the rear garden. At night the front is illuminated with additional lighting.

The rear garden has been professionally landscaped laid principally to lawn with wide borders well stocked with perennials, evergreens, flowering shrubs and a cherry blossom. There are external water and electricity supply points. Panelled and contemporary horizontal fencing together with mature trees create an excellent degree of seclusion. To the side of the property is a gateway that leads to a covered area where there is shelving and return a second gate provides pedestrian access to the front driveway. Directly behind the property is a wide sun terrace offering an ideal spot for alfresco dining, the terrace continues and blends into a pathway that leads passed the brick-built kitchen area with pizza oven. To one side of the garden is a timber garden shed with light and power connected, and is ideal as a potting shed and lawnmower store. Wide wood effect tiled steps with timber posts and rope handrails give access to the:





**GARDEN BAR** 32'10 x 15'3 (maximum measurement, this room tapers) The building offers a variety of options for alternative use and could be an independent annexe subject of course to the necessary approvals. Currently used as a great entertaining space complete with wood effect tiled flooring and timber clad walls and ceiling with built in speakers and heaters, to one side is a fully functioning bar with barrels and taps, the bar is of brick construction with split brick facia and heavy marble top and black sparkle marble tiled flooring. There is an additional washing up area once again, brick built with split brick facia and heavy marble top with inset stainless-steel sink unit and mixer tap, professional glass cleaning appliance and additional storage space below. There is a dance floor area complete with glitter ball and disco lighting. Sliding full length glass doors and windows are fitted to the front. A door leads to the rear area of the bar where there is a small covered area and several trees. A second door leads to an adjacent office.



**OFFICE** 14'8 x 9'7 Wood effect tiled flooring. LED lighting panels to the ceiling. Feature split brick facia to one wall and wood cladding to remainder walls. Fitted storage cupboards to one wall. Fitted desk unit with media and electricity points. Wall mounted controls for under floor heating. Ceiling heater. Door leading to:

**ART STUDIO/STORAGE AREA** 9'11 x 7'1 With light and power connected, slate effect floor covering.

**COUNCIL TAX BAND** F

**PRICE: £900,000. FREEHOLD**

## **Energy Performance Graph**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C		73	83
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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](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. Det2654

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