

EST. 1984



Jean Hennigan Properties

INDEPENDENT TOWN AND COUNTRY AGENTS

*Estate Agents,
Surveyors, Valuers,
& Residential
Lettings*

*Dedicated To
Quality Without
Compromise*

*For A Free
Valuation Without
Obligation Please
Telephone:
01992 445055*

*60 High Road
Broxbourne
Hertfordshire
EN10 7NF*

**SHOOTERS DRIVE, NAZEING,
ESSEX, EN9 2QB**



Enjoying an elevated position backing onto open farmland, this surprisingly spacious four/five-bedroom home and has been in the same family for over thirty years and has been the subject of great renovation and extension.

Shooters Drive is situated in the heart of Nazeing and is within walking distance of the High Street amenities. Transport links by both road and rail are easily accessible and highly regarded schools for most ages can be found close by.

Early viewing of this exceptional family home is recommended.

SUMMARY OF ACCOMMODATION

- *RECEPTION HALL***
- *CLOAKROOM/SHOWER ROOM***
- *STUDY/BEDROOM FIVE***
- *FAMILY ROOM***
- *KITCHEN/BREAKFAST ROOM***
- *SITTING ROOM/DINING ROOM***
- *LAUNDRY ROOM***
- *FAMILY BATHROOM***
- *BEDROOM WITH EN-SUITE SHOWER ROOM***
- *THREE FURTHER DOUBLE BEDROOMS***
- *GAS CENTRAL HEATING & DOUBLE GLAZING***
- *LANDSCAPED GARDENS***
- *WIDE DRIVEWAY WITH OFF STREET PARKING***

Covered entrance porch with inset courtesy spotlighting, entrance door with glazed decorative inlay and obscure glazed side panel affords access to the:



BRIGHT AND GALLERIED RECEPTION HALL Velux skylight floods the area with natural light. Wood effect flooring with inset coir entrance door mat. Radiator and steps leading to inner hall, further steps lead to the kitchen. Solid wood doors leading to the study and family room with a further door to:

DEEP UNDERSTAIRS STORAGE CUPBOARD With ample storage and coats hanging space, also housing the fuse box.

STUDY/BEDROOM FIVE 10'11 x 9'8 Window overlooking the front garden with radiator below. Glazed side panels either side of a pair of multi paned doors leading to the:



FAMILY ROOM 18'1 x 13'3 High level window to side. Radiator, television, telephone and media connection points. Return door to reception hall and steps lead up to the:

KITCHEN/BREAKFAST ROOM 20'5 x 14' Window overlooking the rear garden with views beyond. Partly tongue and groove walls to complement a range of fitted wall and base units with ample working surfaces over incorporating stainless steel Franke single drainer one and a half bowl sink unit with mixer tap and cupboards below. Appliances are by Neff and include a six ring gas hob with stainless steel extractor hood above. Built in double oven with warming drawer below. Space for large fridge. Central island incorporating a breakfast bar with storage cupboard and freezer below with matching fascia doors, plus additional working surface. Large area for traditional table and chairs. Stone slab effect floor covering, radiator and two pendant lights in addition to table lighting. Door to inner hall and double doors to sitting/dining room, further door leads to the:



LAUNDRY ROOM 11' x 8'1 Glazed door with adjacent window to side. Wood effect flooring and fitted with a range of high gloss wall and base units with working surfaces over incorporating stainless steel single drainer sink unit with mixer tap and cupboard below. Open storage shelving. Space for drier and plumbing for washing machine. Wall mounted gas central heating boiler, radiator and door leading to:

SHOWER ROOM Obscure glazed window to rear garden. Tiled in quality wall ceramics. Wood effect flooring. Suite comprising pedestal wash hand basing low flush WC. Tiled walk in thermostatically controlled shower with folding glass door. Two storage cupboards both with matching doors. Radiator and shaving charge point.



SITTING ROOM 16'2 x 11'4 Feature wooden fireplace with gas coal effect fire and decorative tiled side slips and black painted tiled hearth. Return door to inner hall and opening to:

DINING ROOM 11'x 10'2 Sliding glazed door leading to sun terrace. Radiator, coved ceiling and wood effect flooring.



'L' SHAPED INNER HALL Return steps to main reception hall, staircase leading to the galleried first floor landing with wooden handrail. Wall mounted central heating controls. Doors to bedrooms and further door leading to the:

BATHROOM Partly tiled in quality wall ceramics to complement suite comprising panelled bath with mixer tap and electric shower and glazed screen, low flush WC, pedestal wash hand basin, heated towel rail and extractor fan. Slate effect floor covering. Chrome towel rail.



BEDROOM ONE 11'11 x 11'6 Bright room with window overlooking the front garden and radiator below.

BEDROOM TWO 12'11 x 10'8 Window to front with radiator below. Recess for storage/chest of drawers.



FIRST FLOOR GALLERIED LANDING Velux skylight and wooden balustrade with handrail on both sides. Door to bedroom four and further door leading to:

BEDROOM THREE 13'3 x 11'9 Two Velux skylights, wood effect flooring and spotlighting. Door to large built in cupboard housing racks for shoes with further door giving access to a large attic space 23'11 x 22' maximum measurement restricted headroom, light and power connected partly boarded. Radiator and folding door to:

EN-SUITE SHOWER ROOM Obscure window to side, wood effect flooring. Suite comprising built in vanity unit with inset wash hand basin and drawers below. Double width shower tiled with quality wall ceramics glazed door and side panel, electric Mira shower. Extractor fan, shaver point connection, spotlighting and chrome towel rail.

BEDROOM FOUR 11' x 9'4 Velux skylight. Eaves storage cupboards. Wood effect flooring, television point and spotlighting.

EXTERIOR

Front:- The property is approached via a wide block paved driveway with dwarf retaining walls, adjacent lawned area with wide well stocked borders.

Side Access:- Paved, green houses giving access to the rear garden.

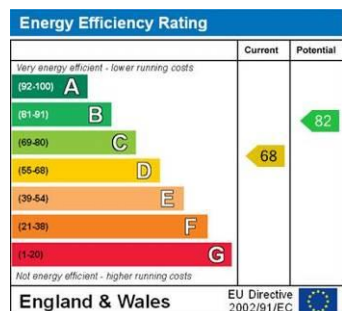
Rear Garden:- Delightful feature of the property laid principally to lawn with steppingstones leading to a raised decked area offering an ideal spot from where to sit and enjoy the garden. To one side is a summer house, there is an additional two timber sheds. The farmland to the back offers an enviable open view which the current property owners have left unobscured. Throughout the garden are wide well stocked borders with evergreens, perennials and flowering shrubs plus mature productive Bramley apple and Victoria plum trees all providing colour throughout the seasons. Directly behind the property is a wide sun terrace.



COUNCIL TAX BAND. D

PRICE: £745,000 FREEHOLD

Energy Performance Graph



The full Energy Performance Certificate can be viewed at our office or a copy can be requested via email

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. Det 2655

Visit us or email us at:

www.jeanhennighanproperties.co.uk

enquiries@jeanhennighanproperties.co.uk

