

EST. 1984



# Jean Hennigan Properties

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**NORTH STREET,  
NAZEING, ESSEX, EN9 2NH.**



*Having been thoughtfully extended, this three double bedroom family home, has also been tastefully refurbished to a very high standard, whilst retaining many of its character features and charm. Offering deceptively spacious accommodation with a cosy sitting room at the front and a superb open plan family room, dining room and kitchen to the rear, which overlooks the meticulously maintained west facing garden, which is in excess of 100'. The wide plot and spacious loft also provide the incoming purchaser with potential to further enlarge the accommodation, subject of course to the necessary approvals.*

*The parish of Nazeing has a small parade of shops which cater for day to day requirements whilst neighbouring towns are close by and offer more comprehensive facilities. Transport links by both road and rail are easily accessible and the surrounding countryside offers a wealth of sporting and recreational facilities.*

### SUMMARY OF ACCOMMODATION

- \*GOOD SIZE RECEPTION HALL\**
- \*QUALITY FITTED SHOWER/CLOAKROOM\**
- \*COSY SITTING ROOM\**
- \*SUPERB OPEN PLAN FAMILY ROOM, DINING ROOM AND KITCHEN\**
- \*LAUNDRY ROOM\**
- \*THREE DOUBLE BEDROOMS\**
- \*QUALITY FITTED FAMILY BATH/WET ROOM\**
- \*GAS FIRED CENTRAL HEATING WITH RECENTLY  
INSTALLED WORCESTER BOILER\**

SUMMARY OF ACCOMMODATION CONTINUED

*\*DOUBLE GLAZED WINDOWS AND DOORS\**

*\*DRIVEWAY PROVIDING AMPLE OFF STREET PARKING\**

*\*DETACHED GARAGE\**

*\*SUNNY WEST FACING REAR GARDEN IN EXCESS OF 100'\**

*A covered entrance with York Stone step and composite woodgrain effect door affords access to:*



**GOOD SIZE RECEPTION HALL** 13 x 7'10 Dual aspect with double glazed leaded light windows to front and side and turning staircase to first floor with timber handrail, decorative newel posts and two storage cupboards below, one housing the gas and electric meters, the fuse board and the recently installed Worcester gas fired combination boiler, whilst the other provides excellent storage facilities. Decorative coved ceiling, picture rail, dado rail, enclosed radiator and ash wood effect flooring. Panelled doors to sitting room, the open plan family room, dining room and kitchen, plus:

**QUALITY FITTED SHOWER/CLOAKROOM** 7'9 x 6'1 Tiled in marble effect porcelain with suite comprising; square wash hand basin with chrome mono-bloc tap and double vanity unit below, close coupled w.c. and walk-in shower cubicle with Triton thermostatically controlled power shower and folding glass screen. Double glazed window to side, recess LED spotlighting, extractor fan, chrome heated towel rail and matching porcelain tiled flooring.

**COSY SITTING ROOM** 12'x 11' Double glazed leaded light square bay window to front with fitted shutters and thermostatically controlled radiator below. TV and telephone points. Decorative ceiling rose and coving. Dark grey fitted carpet.



**SUPERB OPEN PLAN FAMILY ROOM, DINING ROOM AND KITCHEN** 24'5 x 21'10 (overall)

**Family Room:-** 14' x 10'11 Feature sandstone open fireplace fitted with cast iron dog grate and two built in adjoining bespoke cabinets with display shelving above. Thermostatically controlled radiator, oak wood effect flooring, TV point and access to:



**Dining Room:- 9'5 x 10'6** Double glazed bi-folding doors to garden and part vaulted ceiling with double glazed Velux skylight window. Recess LED spotlighting, enclosed radiator and ash wood effect flooring. Access to:



**Kitchen:- 12'9 x 10'6** Fitted with a range of shaker style illuminated wall and base units with ample white quartz working surfaces with matching splashbacks incorporating peninsular breakfast bar and double bowl stainless steel sink drainer unit with spring neck tap. Range of appliances to include; wine cooler, integrated Bosch dishwasher, Neff double oven and grill and Neff four ring induction hob with brushed stainless steel illuminated extractor canopy above. Double glazed window to rear overlooking the garden with wooden slated blinds, part vaulted ceiling with double glazed Velux skylight window, LED spotlighting and ash wood effect flooring. Panelled door to:



**LAUNDRY ROOM 7'10 x 4'10 (max)** Double glazed door to side, LED spotlighting and oak wood effect flooring. Space for fridge/freezer and recesses with plumbing for washing machine and tumble dryer.

### FIRST FLOOR



**LANDING 7'10 x 7'3** Double glazed leaded light window to side. Picture and dado rails. Access via retractable ladder to boarded loft with electric light connected. Panelled doors to bedrooms and family bath/wet room.

**BEDROOM ONE 12'11 x 11'** Double glazed window to rear enjoying views over the garden and countryside beyond. Decorative coved ceiling and thermostatically controlled radiator.



**BEDROOM TWO** 12'3 x 11' Double glazed leaded light window to front with fitted shutters and thermostatically controlled radiator below. Decorative coved ceiling, picture rail and built-in wardrobe/linen cupboard.



**BEDROOM THREE** 8'11 x 7'10 Double glazed window to rear again enjoying views over the garden. Part vaulted ceiling and thermostatically controlled radiator.



**QUALITY FITTED FAMILY BATH/WET ROOM** 7'9 x 5'4 Tiled in decorative grey tiles with contemporary suite comprising; sculptured wash bowl with black waterfall tap and grey vanity unit below, close coupled w.c., freestanding oval bath with matching black waterfall tap and hand shower attachment and walk-in shower with thermostatically controlled shower, drenched unit and glass wall. Dual aspect with obscure double glazed leaded light windows to front and side with fitted blinds, recess LED spotlighting, illuminated mirror fronted medicine cabinet, black heated towel rail and matching grey tiled flooring.

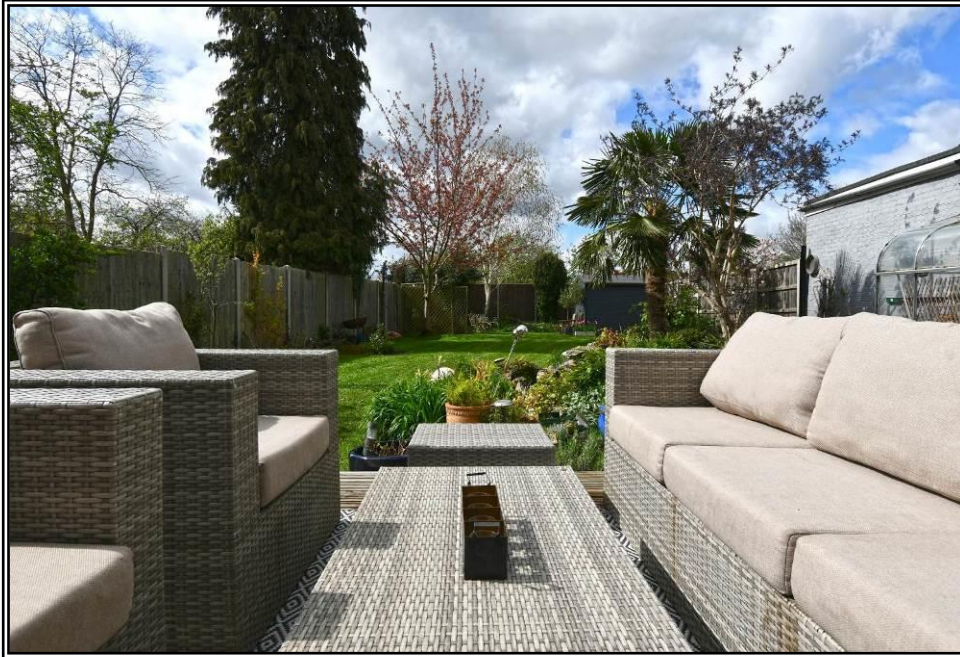


## **EXTERIOR**

The property is approached by a gravel driveway which provides off street parking for several vehicles and leads to the detached garage. The driveway is bordered by a combination of mature shrubs, brick walls and lawn. There are external water and power connections.

**DETACHED GARAGE** 17'2 x 10'1 With double opening doors up and power and light connected. Windows to sides and rear pedestrian door to garden.

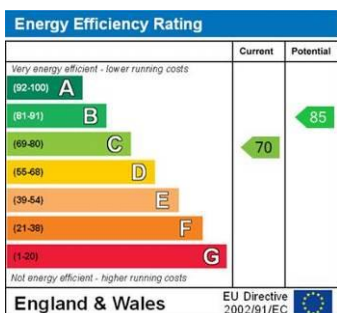
A fine feature of this charming property is the meticulously maintained west facing rear garden which is in excess of 100' and is principally laid to lawn. The garden is enclosed by a combination of brick walls and close boarded fencing, with a number of well stocked flowering shrub beds providing a variety of colour and interest throughout the seasons. Directly behind the property is a wide, raised, timber decked area with steps leading down to lawn. To one side of the garden, bordering a greenhouse, is a raised rockery with ornamental fishpond and waterfall, and to the rear is an additional seating area and good sized timber garden shed. There are exterior power points, water and lighting connections, and pedestrian access is afforded to one side via a timber gate.



COUNCIL TAX BAND. E

PRICE: £665,000. FREEHOLD

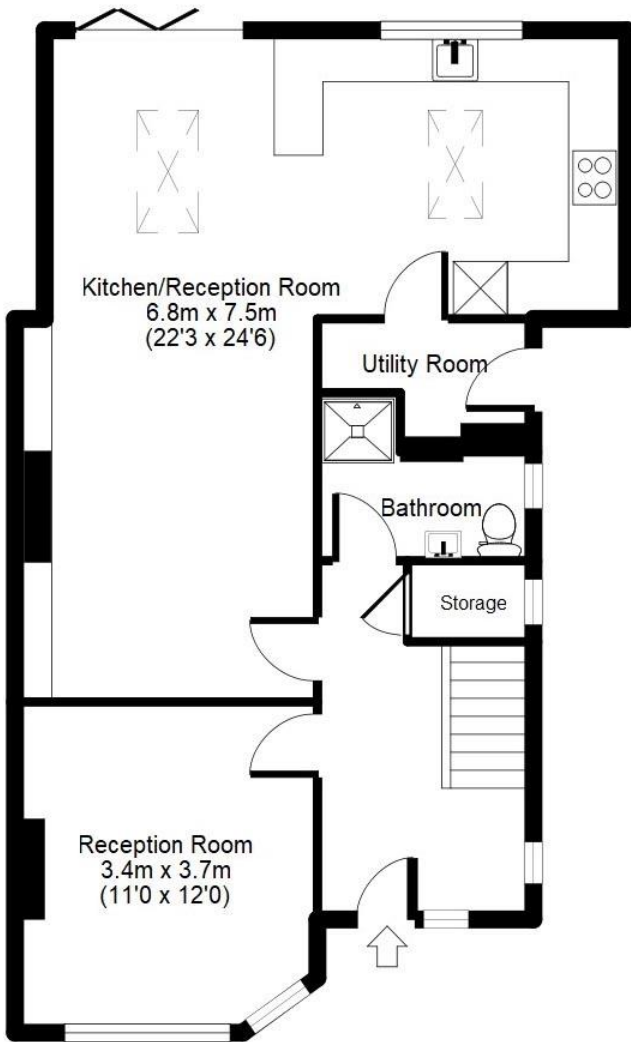
### Energy Performance Graph



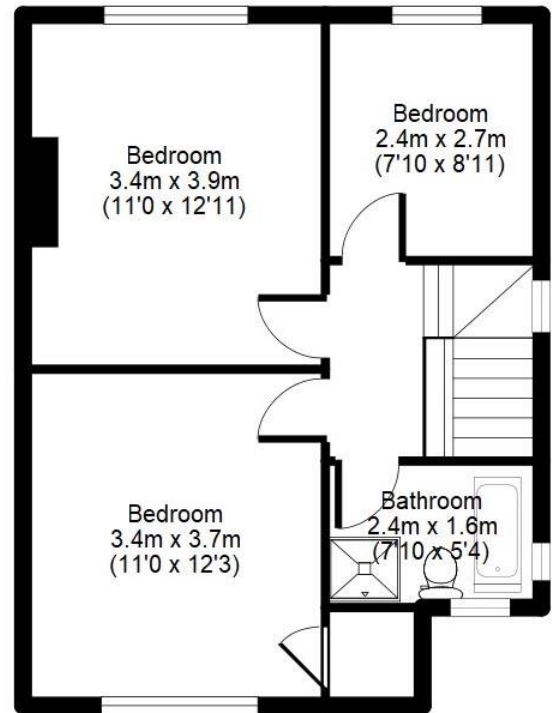
The full Energy Performance Certificate can be viewed at our office or a copy can be requested via email

## Floor Plans

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



Ground Floor



First Floor

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. Det2660

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