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**'BROOKFIELD HOUSE', NAZEING ROAD,
NAZEING, ESSEX, EN9 2HY.**



'Brookfield House' is full of charm and character with origins dating back to the late 1040's. In recent years the current owners have thoughtfully improved and enlarged the existing property, seamlessly blending the original and new to create a truly outstanding five-bedroom family home, arranged over three levels with the later additions reflecting open plan modern day living.

The property enjoys an ideal location, situated between Nazeing and Broxbourne both offering a wide range of highly regarded schools, shopping and recreational facilities. The commuter is well catered for with excellent links by rail to London and the home counties together with major road networks both easily accessible. The Lea Valley nature reserve is literally on the doorstep and provides numerous walking and recreational facilities.

For those purchaser's seeking an exceptional family home offering outstanding accommodation and finished to an exacting standard, cannot fail to be impressed by 'Brookfield House'.

SUMMARY OF ACCOMMODATION

BRIGHT AND SPACIOUS RECEPTION HALL

CLOAKROOM

SITTING ROOM WITH LOG BURNER AND BAY FRONTED WINDOW

DINING ROOM WITH OPEN FIREPLACE

LAUNDRY ROOM

OPEN-PLAN KITCHEN/BREAKFAST AND FAMILY ROOM

STUDY

PRINCIPAL SUITE WITH DRESSING ROOM AND SHOWER ROOM

SUMMARY OF ACCOMMODATION CONTINUED

GUEST ROOM WITH EN-SUITE SHOWER ROOM

THREE FURTHER DOUBLE BEDROOMS

LUXURY FAMILY BATHROOM

GAS CENTRAL HEATING AND DOUBLE GLAZING

WATER SOFTENER

LOW MAINTENANCE AND SECLUDED REAR GARDEN

OUTDOOR ENTERTAINING SPACE AND LOG STORE

OUTBUILDING CURRENTLY USED AS A GYM

AMPLE OFF STREET PARKING TO THE FRONT OF THE PROPERTY

A gabled covered entrance on timber pillars with ornate brickwork and courtesy lighting. Twin uPVC leaded light and stained glass windows flank a contemporary composite entrance door with feature decorative lead glass inlay panel affording access to the:

BRIGHT AND SPACIOUS RECEPTION HALL 18'3 x 9'3 (maximum measurement) *Leaded light and stained glass feature to bay window with tiled sill. Light oak wood flooring arranged in herringbone pattern, spotlighting and vertical radiator. Solid oak turning staircase with oak handrail and decorative balustrade leads to the first-floor landing with deep under stairs storage cupboard, with light sensor, also housing the meters and fuse box. A separate door leads to an additional under stairs coats storage cupboard. A large opening leads to the kitchen/breakfast/family room, solid oak doors lead to the dining room and laundry room with further door leading to the:*



CLOAKROOM 5'5 x 2'11 *Tiled with quality floor ceramics to complement a white suite comprising wash hand basin with mixer tap and storage cupboard below, low flush w.c. Feature chrome contemporary radiator, extractor fan and sensor spotlighting.*



DINING ROOM 12'10 x 12'2 *Bi folding doors lead out to the sun terrace with stylish vertical wall radiators on either side. Feature stone fireplace with polished granite hearth. Ornate coved ceiling and solid oak flooring laid in herringbone pattern. Dimmer lighting controls. Opening leading to the:*

SITTING ROOM 15'11 x 13'9 *Bay window to front with radiator below. Feature stone fireplace with polished black granite hearth and working wood burner. Ornate coved ceiling and solid oak flooring laid in herringbone pattern. Dimmer lighting controls.*



LAUNDRY ROOM 11'1 x 7'3 Window overlooking the sun terrace and garden with radiator below. Partly tiled in quality wall ceramics with contrasting floor tiles. Fitted with a range of high gloss soft close wall and base units with working surfaces over incorporating a circular stainless-steel sink with chrome mixer tap and cupboard below housing the water softener. Plumbing and space for washing machine and tumble drier. Large built in cupboard with double doors housing the gas central heating boiler, water cylinder and additional storage shelving. Spot lighting.

OPEN PLAN KITCHEN/BREAKFAST AND FAMILY ROOM (26' x 19'10 overall measurement)

The real family hub of the property with each area flowing effortlessly into one another tiled in matching floor ceramics throughout.

Kitchen/Breakfast Bar:- Windows to side, fitted with a range of high gloss 'j' handle soft closure wall and base units with ample quartz working surfaces over with glass wall tiled splash backs. Recess for American style fridge freezer, Smeg range cooker with five ring induction hob and concealed extractor hood above. The main feature of the kitchen is the large central island incorporating large quartz top breakfast bar with and high gloss soft closure units below with an inset sink unit, mixer tap and grooved quartz drainer, fitted dishwasher with matching fascia. Retractable three plug unit with USB charging points. Two vertical wall radiators, spotlighting and additional three pendant lights over the breakfast bar. Part glazed door leads to the study.



Dining Area:- Bi-folding doors across the back of the property lead out onto the garden and sun terrace. Space for dining table.

Family Area:- Bi-folding doors to sun terrace, two radiators, television and media points. An ideal spot to sit and relax with the family.



STUDY 11'10 x 5'10 This room is currently used as a study but can lend itself to a variety of options for alternative use. Leaded light windows with front aspect and radiator below. Tiled flooring, spotlighting with dimmer controls, shelving and media points.

FIRST FLOOR LANDING Skylight window from the second floor landing floods the area with natural daylight. Oak turning staircase with solid oak hand rail and balustrade affords access to the second floor landing. Radiator and spotlighting. Solid oak doors lead to the family bathroom and bedrooms with a further matching door leading to the:

PRINCIPAL BEDROOM SUITE 21'9 x 11'1 (bedroom maximum measurement) Dual aspect with views overlooking the rear garden and radiator below. Spotlighting and fitted with a range of mirror front wardrobes to one wall, oak door leads to the en-suite shower room with further door leading to the:



WALK-IN DRESSING ROOM 8'6 x 7'8 Obscure glazed window to side with radiator below. Access to insulated and partly boarded loft with light connected. Mirror front wardrobes to one wall with adjacent open-ended shelf unit. Television point connection.

EN-SUITE SHOWER/WET ROOM 9'6 x 5' Obscure glazed window to rear. Tiled in matching quality wall and floor ceramics to complement suite comprising floating wash hand basin with two drawers below and bevelled edge mirror above. Open walk in shower with glass wall, square rainforest ceiling shower and additional handheld shower with chrome controls, low flush w.c. heated chrome towel rail, radiator and spotlighting.



THIRD BEDROOM 15' x 11'11 Leaded light bay window to front with radiator below. Ornate coved ceiling and high level shelving, media and television connection points and dimmer lighting controls.

FOURTH BEDROOM 12'4 x 11'11 Window overlooking the rear garden with radiator below. Ornate coved ceiling. Fitted wardrobes with central dressing table recess and shelving with two drawers below. Television and media points, dimmer lighting controls.





FIFTH BEDROOM 9'4 x 8'9 Leaded light bay window to front with radiator below. Television and media connection points and dimmer lighting controls.

FAMILY BATHROOM 9'3 x 9'1 Obscure glazed window to front, tiled in polished slate floor tiles, quality marble effect wall ceramics to one wall. Free standing APRIL bath with stand alone chrome water fall tap and controls, floating twin wash hand basin with chrome mixer taps and bank drawers below, with large mirror above. Solid oak doors lead to the built in airing cupboard.



SECOND FLOOR LANDING Glazed roof light providing natural daylight. Spotlighting and solid oak door leads to the:

SECOND BEDROOM/GUEST SUITE 13'7 x 13'3 Window with side aspect, eaves storage cupboard and hanging storage. Built in wardrobe with high gloss doors. Shelving, television and media point connections. Dimmer lighting controls, door leading to the:



EN-SUITE SHOWER ROOM 9'4 x 6'1 Window overlooking the rear garden. Slate grey floor ceramics and partly tiled in grey and white marble effect wall tiles to complement suite comprising large walk in shower with rainforest shower head and additional hand held shower, wash hand basin with cupboard below and tiled splash back, low flush w.c. chrome heated towel rail and spotlighting.

EXTERIOR

To the front

Brookfield House is approached via two brick-built piers either side of an electric automatic sliding wrought iron gate affording access onto a priory paved permeable driveway allowing ample off-street parking. Mature hedge and shrubs provide an excellent natural screening from Nazeing Road. There is wrought iron railing and a gateway that affords wide side access to the rear garden.

To the rear

The rear garden is well secluded provided by a combination of composite panelled wall and feature wrought iron fencing together with mature trees and well-established shrubs. Low maintenance artificial grass covers much of the garden area, the borders are wide and well stocked with a variety of evergreen and flowering shrubs. A York stone terrace can be found directly behind the property and extends to the side offering a choice of sunny spots from where to sit and enjoy the garden. To the left of the garden is a covered entertaining area with light and power connected.

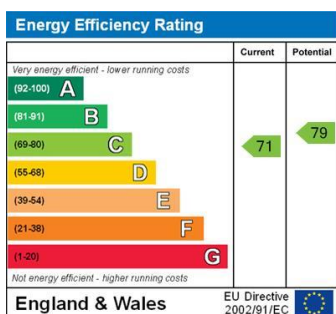


OUTBUILDING 15'6 x 9'3 With a part glazed door and widows to one side. Currently used as a gym with light and power connected. This building could easily be adapted for a variety of options such as an outside office or garden room.

COUNCIL TAX BAND. G

PRICE: £1,100,000. FREEHOLD

Energy Performance Graph



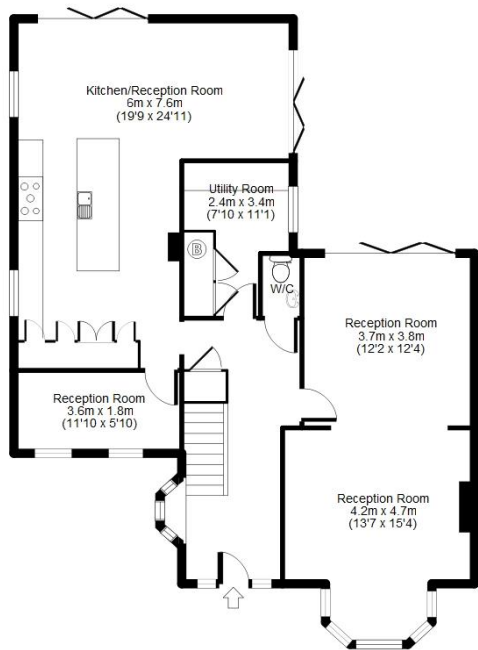
The full Energy Performance Certificate can be viewed at our office or a copy can be requested via email

Floor Plans

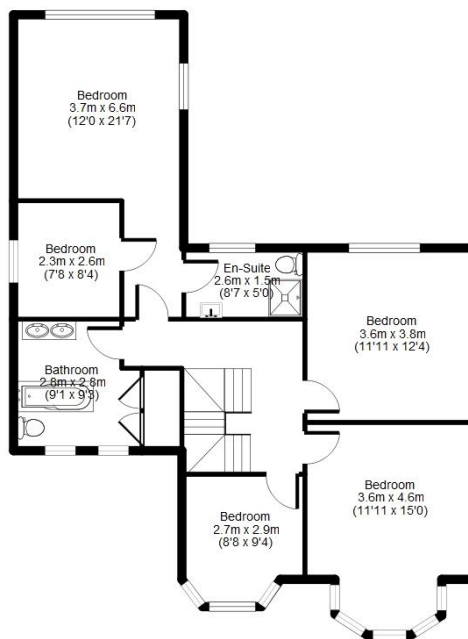
These drawings are not to scale and should be used for observational purposes only

Nazeing Road, Nazeing, EN9

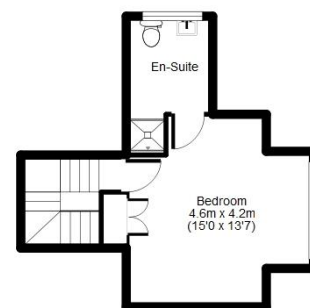
APPROX GROSS INTERNAL FLOOR AREA: 2168 sq. ft / 202 sq. m



Ground Floor



First Floor



Second Floor

For identification purposes only
Measurements are approx and not to scale

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. Det2664

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