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*60 High Road  
Broxbourne  
Hertfordshire  
EN10 7NF*

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**MONKS CLOSE,  
BROXBOURNE, HERTFORDSHIRE, EN10 7JY.**



*A handsome Georgian style residence enjoying an elevated position within this quiet and much sought after cul de sac location within the heart of Broxbourne, offering bright and spacious family accommodation with the potential to extend, subject of course to the necessary planning consents.*

*Monks Close is within walking distance of the British Rail Station serving both Liverpool Street and Cambridge. The highly regarded Broxbourne Secondary School together the Barclay Academy and junior schools are also within the catchment area. The busy shopping parade is just a short stroll away offering a good selection of independent bespoke shops and restaurants. The Lea Valley Nature Reserve, together with a choice of parklands are located close by.*

*For those purchasers seeking a bright and spacious property in a quiet, yet convenient location will not fail to be impressed by this family home.*

**SUMMARY OF ACCOMMODATION**

**\*RECEPTION HALL\***

**\*CLOAKROOM\***

**\*OPEN PLAN KITCHEN/DINING ROOM\***

**\*SITTING ROOM\***

**\*FIRST FLOOR LANDING\***

**\*PRINCIPAL BEDROOM WITH EN SUITE\***

**\*THREE FURTHER BEDROOMS\***

## SUMMARY OF ACCOMMODATION CONTINUED

**\*FAMILY BATHROOM\***

**\*GAS FIRED CENTRAL HEATING AND DOUBLE-GLAZED WINDOWS\***

**\*GARAGE AND CARPORT\***

**\*DRIVEWAY PROVIDING AMPLE PARKING FOR THREE TO FOUR VEHICLES\***

**\*FRONT AND REAR GARDENS\***

*Covered carport to one side of the property with inset spotlighting and uPVC entrance door, part glazed affording access to:*

**RECEPTION HALL** *Wood effect flooring which continues to the turning staircase leading to the first floor with wooden handrail. Radiator, coved ceiling, central heating thermostat, doors to cloakroom, sitting room and kitchen. Further door to large built in storage cupboard also housing the fuse board.*

**CLOAKROOM** *Obscure glazed window to side. Partly tiled in matching quality wall and floor ceramics to complement suite comprising of: pedestal wash hash basin with matching low flush W.C., chrome flush controls to concealed cistern. Radiator, coved ceiling.*

**OPEN PLAN KITCHEN/DINING ROOM** *20'2 x 12'1 (overall measurement)*

**Kitchen** *uPVC double glazed windows overlooking the rear garden. A glass panel splashback complements a range of high gloss soft close wall and base units with chrome handles and ample sparkle granite working surfaces over incorporating stainless steel bowl sink unit with mixer tap and matching granite grooved drainer, with cupboards below. Built in double oven. Plumbing for washing machine. Both the fridge freezer and Worcester boiler are concealed with high gloss cupboard facias. Wood effect flooring.*

**Dining Area** *Multi pane side lights flank French doors that lead out onto a sun terrace. Radiator, wood effect flooring. To one wall are fitted storage cupboards and drawers to match the high gloss units in the kitchen. Door leading to walk in under stairs storage cupboard and pantry, with light connected.*



**SITTING ROOM** *20'2 x 13'3 Multi pane windows either side of a large bay window flood the room with natural day light. Coved ceiling radiators and wood effect flooring. TV and media points.*



**FIRST FLOOR LANDING** Window to side, decorative coved ceiling. Access via retractable ladder to insulated and part boarded loft with light. Radiator, doors to family bathroom and bedroom with a further door leading to the built in airing cupboard housing the lagged cylinder tank with wall mounted programme control panel.



**PRINCIPAL BEDROOM** 12'4 x 11'7 Window with front aspect, radiator below, coved ceiling. Freestanding wardrobes and drawer units with matching chest of drawers. TV and media points. Door leading to:

**EN SUITE SHOWER ROOM** Window to side with obscure glass. Tiled in quality wall and floor ceramics to complement suite comprising a corner shower unit with electric shower and curved sliding door. Floating wash had basin with mixer tap, mirror and light above, low flush W.C. Chrome towel radiator and extractor fan.

**SECOND BEDROOM** 12'4 x 8'3 Window overlooking front garden with radiator below. Coved ceilings and sliding wooden doors to built in wardrobe.



**THIRD BEDROOM** 10'2 x 8'5 Window with rear garden aspect, radiator below. Coved ceiling. Sliding wooden door to built in wardrobe.

**FOURTH BEDROOM** 11'5 x 9'1 Window overlooking rear garden, radiator below, coved ceiling.

**FAMILY BATHROOM** 8' x 4'10 Obscure glazed windows to side. Tiled in quality wall and floor ceramics, wood panelled bath with chrome shower and folding glazed shower screen. Wash hand basin with chrome mixer tap and cupboards below, mirror above, low flush W.C. with chrome button controls to concealed cistern. Chrome towel rail heater and extractor fan.

## **EXTERIOR**

### ***Front***

The front garden is arranged over three levels and is stocked with a display of well-established flowering plants and evergreen shrubs. The driveway affords access to the adjacent carport which in turn leads to the:

**Garage:** With electric shutter door, light and power connected. A panelled wooden door with wrought iron furniture allows access from the garage to the rear garden.

### **Rear Garden**

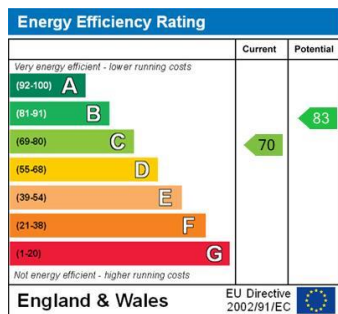


Mainly laid to lawn with panelled fencing providing an excellent degree of seclusion and wide borders boasting a display of various shrubs and flowering plants. There are two sun terraces one at the end of the garden and the second directly behind the property. A timber garden shed, and greenhouse can also be found to one corner of the garden behind the garage. There are both external power and water connections.

COUNCIL TAX BAND. F

**PRICE: £730,000. FREEHOLD**

### **Energy Performance Graph**



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

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. Det2666

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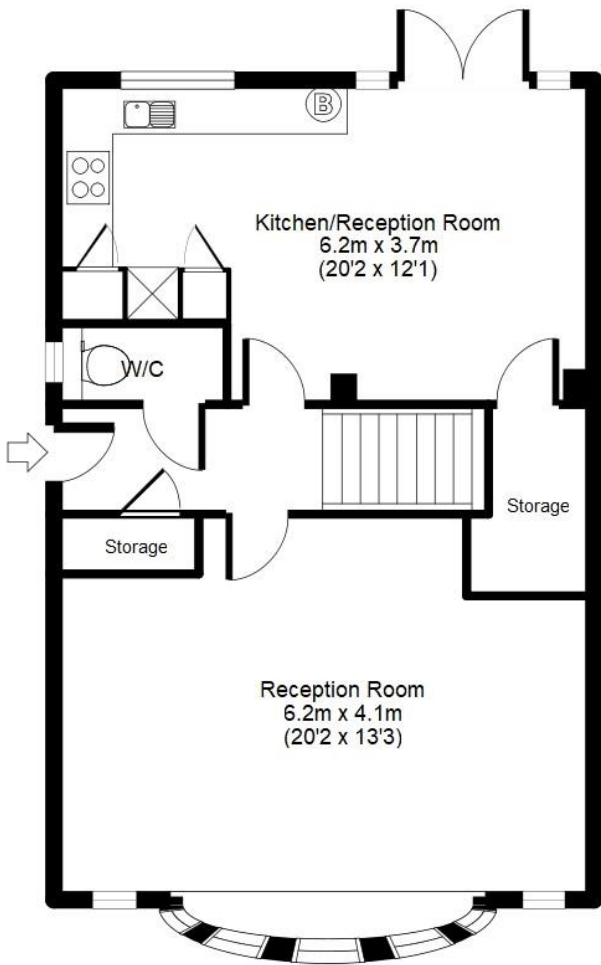


## Floor Plans

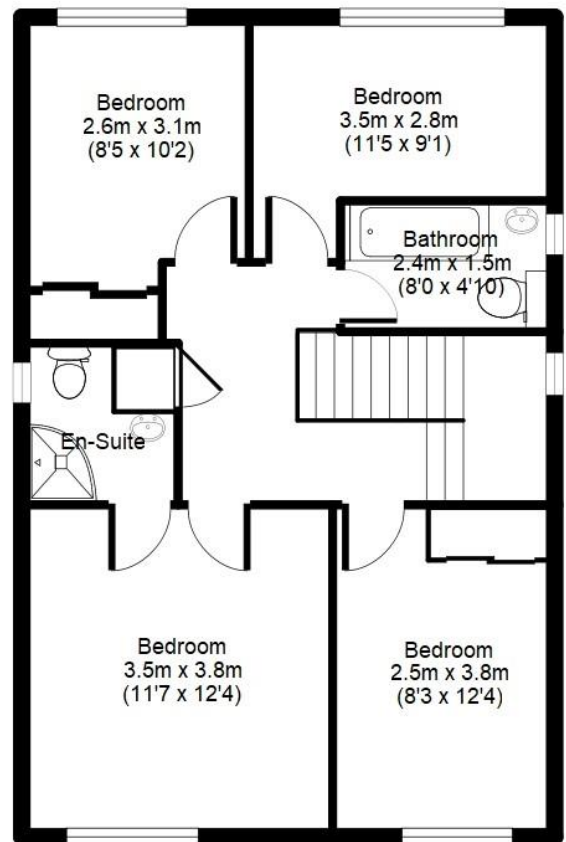
*These drawings are not to scale and should be used for observational purposes only*

# Monks Close, Broxbourne, EN10

APPROX GROSS INTERNAL FLOOR AREA: 1242 sq. ft / 115 sq. m



Ground Floor



First Floor

For identification purposes only  
Measurements are approx and not to scale