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**BADGERSCROFT,  
BROXBOURNE, HERTFORDSHIRE, EN10 7ED.**



*Ticking all the right boxes, this four double bedroom, two bathroom, detached family home, is situated within a quiet cul-de-sac and offers deceptively spacious accommodation, which provides great flexibility withing it's arrangement, whilst still with the potential to further enlarge, or create an independent annex, subject of course to the necessary approvals. There is also a good sized and beautifully maintained rear garden.*

*Offering the best of both worlds, the property is perfectly located for the family being within the catchment area of the highly regarded Broxbourne secondary school, a short walk of playing fields and open country side, whist the commuter is well catered for with Broxbourne British Rail Station only one mile away together with a choice of major road networks.*

**SUMMARY OF ACCOMMODATION**

- \*RECEPTION HALL\*
- \*CLOAKROOM\*
- \*HOME OFFICE/FAMILY ROOM\*
- \*GOOD SIZE SITTING ROOM WITH GAS LIVING FLAME FIRE\*
- \*SPACIOUS DINING ROOM\*
- \*COMPREHENSIVELY FITTED KITCHEN\*
- \*GOOD SIZED LAUNDRY ROOM\*
- \*SPACIOUS PRINCIPAL BEDROOM WITH EN-SUITE SHOWER ROOM\*
- \*THREE FURTHER DOUBLE BEDROOMS\*
- \*QUALITY FITTED FAMILY BATHROOM\*
- \*DOUBLE GLAZED WINDOWS AND DOORS\*

SUMMARY OF ACCOMMODATION CONTINUED

*\*GAS FIRED CENTRAL HEATING WITH WORCESTER BOILER\**

*\*DRIVEWAY PROVIDING OFF STREET PARKING FOR SEVERAL VEHICLES\**

*\*INTEGRATED DOUBLE GARAGE PROVIDING A VARIETY OF OPTIONS FOR ALTERNATIVE USE\**

*\*GOOD SIZED AND BEAUTIFULLY MAINTAINED REAR GARDEN\**

*A covered entrance with double glazed door and courtesy lighting affords access to:*

*GOOD SIZE RECEPTION HALL* 7'3 x 4'10 WiFi controlled central heating programmer and thermostat, radiator and telephone point. Panelled doors to sitting room, home office/family room and:



*CLOAKROOM* 4'8 x 4'5 Partly tiled with suite comprising; close coupled w.c. and pedestal wash hand basin with chrome mono-bloc tap. Obscure double glazed window to side and chrome heated towel rail.

*HOME OFFICE/FAMILY ROOM* 12'2 x 8' Double glazed window to front with wide display sill below. Radiator, TV and telephone points.



*GOOD SIZE SITTING ROOM* 21'4 x 12'8 (max) Dual aspect with double glazed windows to side and double glazed casement doors with matching side windows to rear. Feature granite fireplace, fitted with gas living flame fire, with timber surround and mantle. Recess spotlighting, deep under stairs storage cupboard, two radiators, TV and telephone points. Further panelled casement doors to:





**SPACIOUS DINING ROOM** 12'9 x 8'11 Double glazed window to front with double radiator below. Panelled door to:



**COMPREHENSIVE FITTED KITCHEN** 10'9 x 8'10 Fitted with a range of wall and base units with ample granite effect working surfaces and decorative tiled splashbacks incorporating one and a quarter bowl sink drinker unit. Range of appliances to include, electric double oven and grill, four ring gas hob with illuminated extractor canopy above, integrated dishwasher and space for fridge/freezer. Double glazed window to rear, overlooking the garden, and panelled door to:



**GOOD SIZE LAUNDRY ROOM** 16' x 6'4 Again fitted with matching wall and base units with granite effect working surfaces above. Recess with plumbing for washing machine and tumble dryer, and space for additional fridge/freezer. Double glazed window to rear, double radiator, door to garage and double glazed door to garden.

## **FIRST FLOOR**

**LANDING** 9'2 x 9' Airing cupboard housing the hot water cylinder with fitted immersion heaters and slated shelving. Access to loft, and panelled doors to bedrooms and family bathroom.

**PRINCIPAL BEDROOM** 18'2 x 12'3 (max, into bay and wardrobes) Double glazed square bay window to front with radiator below. Fitted with a range of full height wardrobe providing ample hanging and storage facilities, and with matching bedside tables and vanity unit. Recessed LED spotlighting and telephone point. Panelled door to:



**EN-SUITE SHOWER ROOM** 6'11 x 6'2 Partly tiled and fitted with a contemporary suite comprising; sculptured wash hand basin and adjoining working surface and chrome mono-bloc tap and cupboards below, close coupled w.c. and walk-in shower cubicle with thermostatically controlled power shower and glass screens. Obscure double glazed window to side, shaver point and heated towel rail.



**BEDROOM TWO** 11'9 x 8'11 (to wardrobes) Double glazed window to rear, overlooking the garden, and with radiator below. Built-in double wardrobe.



**BEDROOM THREE** 12'11 x 8'10 Double glazed window to rear, again overlooking the garden, and with radiator below. TV point.



**BEDROOM FOUR** 9'2 x 8'1 (to wardrobes) Double glazed window to front with radiator below. Built-in double wardrobe.

**FAMILY BATHROOM** 6'9 x 6'2 Tiled in quality porcelain with suite comprising; half pedestal wash hand basin with chrome mono-bloc tap, close coupled w.c. and panelled bath with independent thermostatically controlled power shower and glass screen. Obscure double glazed window to side, mirror fronted medicine cabinet and heated towel rail.



## EXTERIOR

To the front is a wide brindle block paved driveway which provides off street parking for several vehicles, is bordered by shrubs and leads to:

**INTEGRAL DOUBLE GARAGE** 16'8 x 15'11 With double timber up and over door and power and light connected. Housing the gas metre and fuse board together with the Worcester gas fired central heating boiler. Access to loft and door to laundry room.

Benefiting from a delightful, good sized, rear garden which is principally laid to lawn and enclosed by a combination of brick walls, mature trees and fencing with a paved sun terrace being directly behind the property. An abundance of well stock flowering shrub beds provide a variety of colour and interest throughout the seasons. To the side of the garden is a timber garden shed measuring 8' x 6', there are a number of fruit trees including apple, plum and pear trees and to one far corner, is an additional paved sun terrace, there are external water and lighting connections, and pedestrian access is afforded to one side via a timber gate.

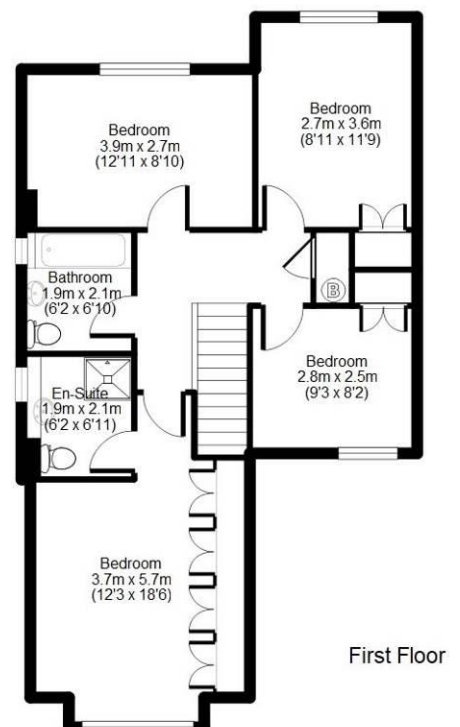


**COUNCIL TAX BAND.** G

**PRICE: £750,000. FREEHOLD**

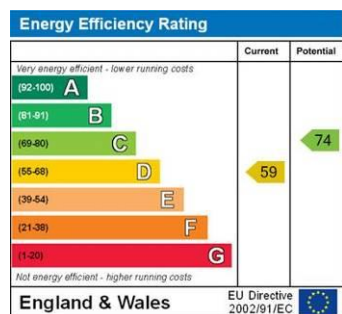
## **Floor Plans**

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





## 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. Det2669

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