

EST. 1984



Jean Hennigan Properties

INDEPENDENT TOWN AND COUNTRY AGENTS

**'WAVENEY' OLD NAZEING ROAD,
BROXBOURNE, HERTFORDSHIRE EN10 6OT.**

RARELY AVAILABLE & OFFERED WITH NO UPWARD CHAIN

*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*



'Waveney' enjoys a unique and stunning position backing onto a secluded spur of the River Lee, a true haven for swans, ducks and wildlife with the added benefit of mooring and fishing rights literally at the end of the garden. This charming, individual and slightly quirky detached residence has been in the same family for a number of decades and retains many of the original 1930's features, offering the incoming purchaser the opportunity to improve, extend or develop the existing property to create a stunning family home in a wonderful and private riverside location, subject of course to the necessary approvals.

It is evident why so many families choose to live in Broxbourne, the town has so much to offer including a busy high street shopping parade, excellent schooling facilities and within short walking distance a fast and frequent train service to the city. The Lee Valley nature reserve is on the doorstep providing a wealth of sporting and leisure activities.

A project like 'Waveney' rarely comes to market, and for those purchasers seeking the opportunity to own a property with enormous potential, in a convenient and striking setting, will not fail to be impressed by what this home has to offer.

SUMMARY OF ACCOMMODATION

DUAL ASPECT RECEPTION HALL

RECEPTION HALL

**DINING ROOM/POTENTIAL THIRD BEDROOM WITH TWIN ASPECT AND
FIREPLACE**

SUMMARY OF ACCOMMODATION CONTINUED

SPACIOUS SITTING ROOM WITH BRICK FIREPLACE AND BEAMS

SUN LOUNGE WITH STUNNING VIEW

KITCHEN/BREAKFAST ROOM

GROUND FLOOR BATHROOM

TWO DOUBLE BEDROOMS

GAS CENTRAL HEATING

MANY 1930'S FEATURES INCLUDING PANELLED DOORS AND PICTURE RAILS

WIDE DRIVEWAY OFFERING AMPLE VEHICLE PARKING

FRONT GARDEN AND ADDITIONAL COURTYARD

STUNNING REAR GARDEN BACKING ONTO THE RIVER LEE

MOORING & FISHING RIGHTS

Quarry stone steps lead up to the part glazed entrance door with matching side panel and carriage style courtesy lighting.

RECEPTION HALL *With panelling to the ceiling, dado rail and wood effect flooring. Staircase leads to the first floor landing with hardwood handrail, ornate balustrade and two storage cupboards below. A partly glazed door affords access to the rear garden, a multi paned glazed door leads to a bright and spacious sitting room and a further panelled door opens to:*



SEPARATE DINING ROOM/THIRD BEDROOM *14'1 x 12'4 Offering a variety of options for alternative use. Dual aspect with sash style casement windows to both bays. Feature fireplace with wooden surround. Panelling to the ceiling and picture rail.*



BRIGHT AND SUNNY SITTING ROOM *24' x 15'10 Wide bay windows on either side of the room, one with picture rail above, twin glazed French doors open either side of a feature glazed arch window overlooking the sun lounge. Red brick fireplace with quarry tiled hearth and heavy timber cross beam. Coved and beamed ceiling. Access to:*



KITCHEN 10'9 x 9'3 Windows to side. Partly tiled with decorative wall ceramics to complement an oak kitchen with illuminated marble effect working surfaces extending to a breakfast bar. Stainless steel single drainer one and half bowl sink unit with mixer tap and cupboard below. Inset gas hob with concealed extractor hood above, built-in double oven with microwave below. Appliances include washing machine, dishwasher and fridge freezer. The ceiling is pine clad with inset spotlighting. Door that is partly glazed leads to:



INNER HALLWAY Access to the side courtyard, further door to built-in storage cupboard housing the gas central heating boiler with shelving below, additional door to:



BATHROOM 7'2 x 5'6 Obscure glazed window to front. Tiled in decorative wall ceramics to complement suite comprising; corner bath with shower, pedestal wash hand basin and low flush w.c. Wood effect flooring and spotlighting.

SUN LOUNGE 22'6 x 6'3 Triple aspect with views over the gardens and River Lee beyond. Wall light points and double doors lead to a decked sun terrace.



FIRST FLOOR

LANDING Panelling to eaves and ceilings. Doors to storage cupboard, second bedroom and:

PRINCIPAL BEDROOM 11'1 x 10'11 Window overlooking the rear garden and river beyond with fitted drawers and seating below. Central bed recess with nightstand and open shelving.





SECOND BEDROOM 10'11 x 10'11 Window with front aspect and fitted wardrobes to one wall with shelving.

EXTERIOR

'Waveney' is approached via a wide driveway with hardstanding providing ample parking. Panelled fencing and wide well stocked borders frame the lawned area, while brick-built piers and hard wood posts together with a five-bar wooden gate allow access to the:



FRONT GARDEN

The formal front garden is block paved with lawned area to one side. Panelled fencing and mature hedging provide privacy and the pathway continues to the side of the property via a wrought iron gate that leads to the rear garden a second timber gate opens to the:



ENCLOSED COURTYARD

Well secluded with uneven paved hardstanding, wide steps with wooden handrail provides a second access to the property, an additional gate leads to the rear garden. The large timber shed has light and power connected but the structure has seen more stable times.

REAR GARDEN

The rear garden is a real gem, and offers a true haven, backing onto a private spur of the River Lee supplying an ideal resting spot and oasis for the swans and ducks that glide along the main river. The south west facing garden is principally lawned with a combination of panelling, fencing and hedgerow creating seclusion. The timber garden shed with window to side, doubles up as a 'look out' so as not to disturb the passing wildlife. Dispersed throughout the garden are various trees, evergreens and flowering shrubs, the mature and productive apple tree provides some shade. Directly behind the property is a raised decked terrace with storage area below and supplies an ideal observation point from where to sit and enjoy the garden and any boating or wildlife activity along the River Lee. Photographs of bygone years when the family boat was moored at the end of the garden are available at the property.



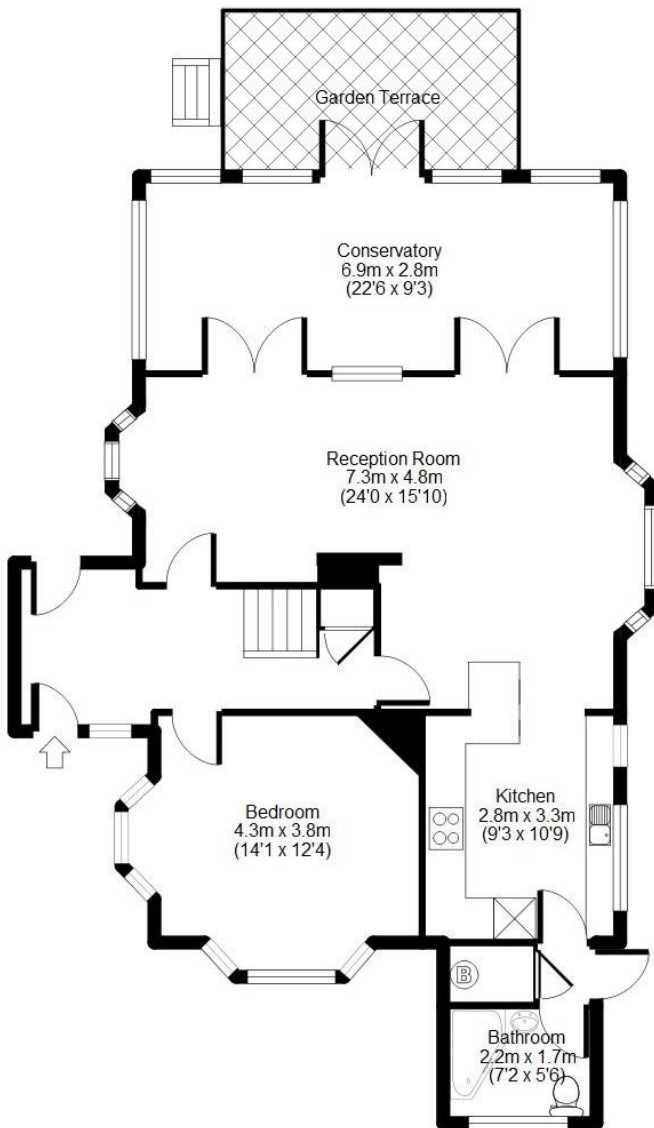
COUNCIL TAX BAND E

PRICE: Offers In Excess of £695,000. FREEHOLD

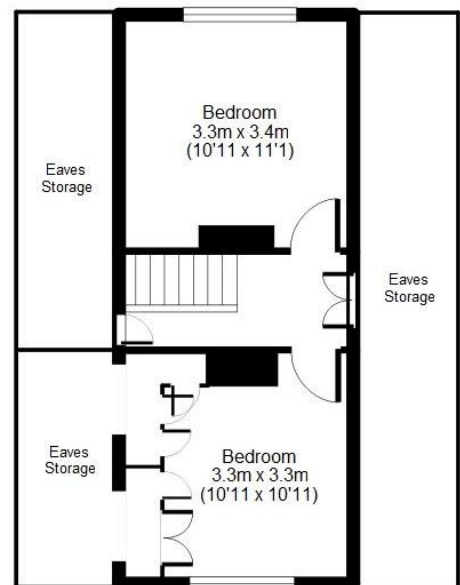
Floor Plans

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

Approximate Gross Internal Floor Area 1,234 sq ft



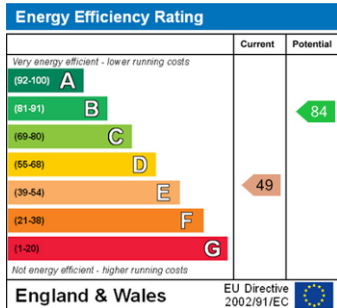
Ground Floor



First Floor

VIEWING: By appointment with Owners Agents -
please contact: JEAN HENNIGHAN PROPERTIES - telephone 01992 445055

Energy Performance Graph



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

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. Det2672

Visit us or email us at:

www.jeanhennighanproperties.co.uk

enquiries@jeanhennighanproperties.co.uk

