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**CROWNFIELD,
BROXBOURNE, HERTFORDSHIRE, EN10 6OX.**



Internal viewing is required in order to fully appreciate this outstanding three/four double bedroom, semi-detached family home, offering deceptively spacious and beautifully presented accommodation, with the extension providing a stunning 22' quality fitted kitchen. The garage has been converted to create additional space offering a variety of options for alternative use, as a separate dining room, fourth bedroom or snug room. The south west facing rear garden has been beautifully maintained and is low maintenance.

Situated in a quiet cul-de-sac, the property is within a short walk of Broxbourne British Rail Station, which provides fast and frequent access to London's Liverpool Street, Stanstead Airport and Cambridge. Local shops which amply cater for day to day requirements are also within a short walk, whilst a selection of reputable schools, to include the highly regarded Broxbourne JMI and Secondary Schools, are also close to hand. Crownfield nestles within the Lea Valley Nature Reserve, close to the River Lea which provides superb riverside walks.

SUMMARY OF ACCOMMODATION

RECEPTION HALL

CLOAKROOM

GOOD SIZE SITTING ROOM

QUALITY FITTED AND EXTENDED KITCHEN

DINING ROOM/FOURTH BEDROOM/SNUG

THREE FURTHER DOUBLE BEDROOMS

FAMILY SHOWER ROOM

GAS FIRED CENTRAL HEATING

SUMMARY OF ACCOMMODATION CONTINUED

DOUBLE GLAZED WINDOWS AND DOORS

BLOCK PAVED DRIVEWAY PROVIDING OFF STREET PARKING

GOOD SIZE, SOUTH WEST FACING, LOW MAINTENANCE REAR GARDEN

A composite panelled door with adjacent side window and courtesy lighting affording access to:



GOOD SIZE RECEPTION HALL 8'2 x 5'10 Turning staircase to first floor with timber handrail and decorative balustrade. Coved ceiling, enclosed radiator and rustic oak wood effect flooring. Part glazed casement doors to sitting room and panelled door to:

CLOAKROOM 5'9 x 2'5 Tiled with Ideal Standard suite comprising; close coupled w.c. and square wash hand basin with chrome mono-bloc tap and cupboard below. Obscure double-glazed window to front, coved ceiling and rustic oak wood effect flooring.

GOOD SIZE SITTING ROOM 18'10 x 12'5 Double glazed casement doors with matching side windows to garden. Feature black slate effect electric fireplace with matching hearth and decorative timber surround and mantle. Coved ceiling, two radiators, rustic oak effect flooring, TV and telephone points. Access to:



QUALITY FITTED AND EXTENDED KITCHEN 22'9 x 6'7 Fitted with a range of quality, illuminated, high gloss wall and base units with ample marble effect worktops with matching splashbacks and LED illuminated plinths. Stainless steel single drainer sink unit, recess with plumbing for washing machine and tumble dryer, space for tall fridge and freezer, Rangemaster Classic 90 duel fuel range with two ovens and separate grill, five ring gas hob with metro style tiled splashback and matching illuminated extractor canopy above. Dual aspect with double glazed windows to side and rear with fitted shutters, coved ceiling, TV point and marble effect tiled flooring. Double glazed door to garden and part glazed door to:



DINING ROOM/FOURTH BEDROOM/SNUG 15'6 x 7'7 Double glazed window to front with fitted shutters and radiator below. Range of fitted high gloss cupboards housing the gas meter and fuse board and providing storage facilities. Coved ceiling, recessed LED spotlighting and TV point.



FIRST FLOOR

LANDING Access via retractable ladder to loft and airing cupboard housing the hot water cylinder and slatted shelving. Panelled doors to bedrooms and family shower room.

GOOD SIZE PRINCIPAL BEDROOM 13'5 x 12'11 (max) Double glazed window to rear with fitted shutters and radiator below. Coved ceiling, TV point and rustic oak effect flooring.



BEDROOM TWO 11'10 x 7'10 (to wardrobes) Double glazed window to front with fitted shutters and radiator below. Coved ceiling, TV point, rustic oak effect flooring and built-in wardrobe.



BEDROOM THREE 11'10 x 8' (to wardrobes) Double glazed window to front with fitted shutters and double radiator below. Coved ceiling, TV point, rustic oak effect flooring and built-in wardrobe.





FAMILY SHOWER ROOM 7'10 x 5'6 Tiled with Ideal Standard suite comprising; square wash hand basin with chrome mixer tap and drawers below, close couple w.c. and walk-in double shower cubicle with thermostatically controlled shower and curved glass screens. Obscure double-glazed window to side with fitted shutter, coved ceiling, illuminated mirror fronted medicine cabinet and radiator.

EXTERIOR

The property is approached via a brindle block driveway which provides off street parking for at least two vehicles.

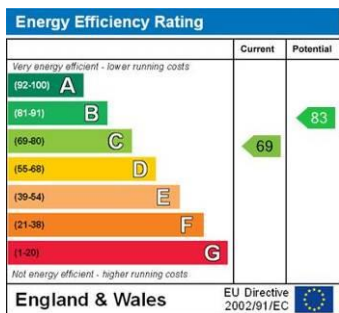
A fine feature of the property is the meticulously maintained, low maintenance, south west facing rear garden which is enclosed by fencing, with a paved sun terrace being directly behind the property. The garden is principally laid with artificial grass which is bordered on one side by a flowering shrub bed and an additional paved sun terrace to the rear. There are external water and lighting connections and pedestrian access is afforded to one side via a timber gate.



COUNCIL TAX BAND. D

PRICE: £525,000. 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



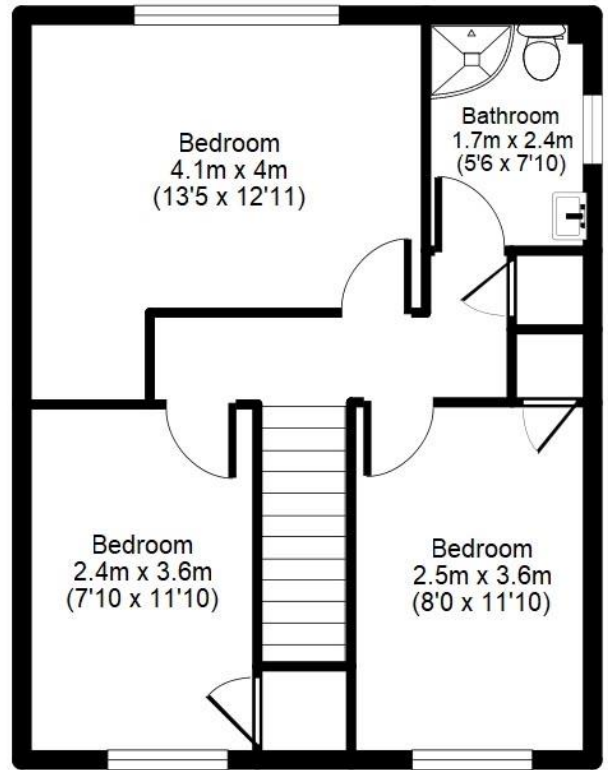
VIEWING: *By appointment with Owners Sole Agents - please contact: JEAN HENNIGHAN PROPERTIES - telephone 01992 445055*

Floor Plans

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



Ground Floor



First Floor

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. Det2673

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