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**ELMSIDE', MIDDLE STREET,
NAZEING, ESSEX, EN9 2LB.**



Occupying an elevated position along one of Nazeing's most sought after roads, this extended four bedroom, two bathroom, semi detached family home, benefits from a double storey front and side extension, a long driveway providing off street parking for numerous vehicles, a good sized rear garden approaching 100' and a heated swimming pool to throw yourself into on our ever increasingly hot summer days.

The parish of Nazeing has a small parade of shops to cater for day to day requirements whilst neighbouring towns offer more comprehensive facilities. Middle Street is within the catchment of highly regarded local schools. Transport links by both road and rail are easily accessible. The surrounding countryside offers a wealth of sporting and recreational facilities and Nazeing boasts its own Golf Club.

SUMMARY OF ACCOMMODATION

GOOD SIZE RECEPTION HALL

CLOAKROOM

SPACIOUS SITTING ROOM

OPEN PLAN KITCHEN/BREAKFAST ROOM AND DINING ROOM

FAMILY ROOM

BEDROOM ONE WITH WALK-IN WARDROBE AND QUALITY FITTED EN-SUITE BATHROOM

THREE FURTHER BEDROOMS

QUALITY FITTED FAMILY BATH/SHOWER ROOM

GAS FIRED CENTRAL HEATING WITH WORCESTER BOILER FITTED 2020

SUMMARY OF ACCOMMODATION CONTINUED

DOUBLE GLAZED WINDOWS AND DOORS

LONG AND WIDE DRIVEWAY PROVIDING OFF STREET PARKING FOR NUMEROUS VEHICLES

LAWNED AREA PROVIDING SPACE FOR CART STYLE GARAGE IF REQUIRED, SUBJECT TO THE NECESSARY APPROVALS

GOOD SIZED REAR GARDEN APPROACHING 100'

HEATED SWIMMING POOL WITH CHANGING ROOMS

Steps lead up to a composite front door with matching side panels and courtesy lighting, which affords access to:

GOOD SIZE RECEPTION HALL 17'4 x 8'1 Turning staircase to first floor with timber handrail, decorative balustrading and storage cupboard below housing the electric meter and fuse board. Coved ceiling, recess LED spotlighting, central heating thermostat, part timber effect panelled walls, radiator, telephone point, part tiled and part rustic oak wood flooring. Multi pane glazed door to kitchen, further panelled door to family room and multi pane glazed casement doors to:



SPACIOUS SITTING ROOM 24'6 x 12'2 (max) Dual aspect with double glazed window to front and double glazed casement doors to garden. Coved ceiling, recessed LED spotlighting, two radiators, TV and telephone points. Panelled door to:



CLOAKROOM 5'11 x 3'2 Close coupled w.c. and sculptured wash hand basin with tiled splashback, chrome mono-bloc tap and cupboard below. Recess LED spotlighting, extractor fan, wall mounted Worcester gas fired central heating boiler, radiator and rustic oak wood flooring.

OPEN PLAN KITCHEN/BREAKFAST ROOM AND DINING ROOM 20'10 x 20'10 (overall)

Kitchen/Breakfast Room:- 20'7 x 9'10 Fitted with a range of solid oak wall and base units with ample working surfaces incorporating peninsular breakfast bar and with decorative tiled splashbacks. Range of appliances to include dishwasher, washing machine and dual fuel range with twin ovens, grill, plate warmer, five ring gas hob, electric griddle and brushed stainless steel illuminated extractor canopy above. Double glazed window overlooking the garden, decorative coved ceiling, recessed LED spotlighting, built-in deep storage cupboard with electric light connected, radiator and oak wood effect flooring. Multi pane glazed casement doors with matching side window to family room and access to:



Dining Room:- 9'11 x 10'1 Dual aspect with double glazed windows to rear and side, and double glazed casement doors to garden. Vaulted ceiling, LED lighting, radiator and oak wood effect flooring.

FAMILY ROOM 11'10 x 13'5 Double glazed window to front with radiator below. Decorative coved ceiling, TV and telephone points. Return panelled door to reception hall.

FIRST FLOOR

GOOD SIZE LANDING 8'5 x 11'10 Recess LED spotlighting and built-in cupboard. Access via retractable ladder to partially boarded loft with light connected. Panelled doors to bedrooms and family bath/shower room.



BEDROOM ONE 13'7 x 12'3 Double glazed window to front, radiator and TV point. Panelled doors to walk-in wardrobe and:



QUALITY FITTED EN-SUITE BATHROOM 5'7 x 6'8 Tiled in Travertine with contemporary suite comprising; half pedestal wash hand basin with chrome mixer tap, close couple w.c. and freestanding bath with chrome mixer tap and hand shower attachment. Obscure double glazed window to rear, recess LED spotlighting, extractor fan, chrome heated towel rail and matching Travertine tiled flooring.



WALK-IN WARDROBE 5.10x 5.9 Fitted with high level shelving and hanging rails: obscure double glazed window to rear and radiator.

BEDROOM TWO 11'11 x 11'10 Double glazed window to front with radiator below. TV point.



BEDROOM THREE 11'11 x 9'11 (max) Double glazed window to rear, overlooking the garden, and with radiator below. Airing cupboard housing the pressurized hot water cylinder with fitted immersion heater and slated shelving. TV point.

BEDROOM FOUR 9' x 8'5 Double glazed window to front with radiator below. TV point.

QUALITY FAMILY BATH/SHOWER ROOM 10'10 x 5'4 Tiled in decorative porcelain with suite comprising; sculptured wash hand basin with chrome mono-bloc tap and drawers below, close coupled w.c., panelled bath with chrome mixer tap and walk-in shower cubicle with thermostatically controlled shower and glass screen. Obscure double glazed window to rear, recess LED spotlighting, extractor fan, radiator and matching porcelain tiled flooring.



EXTERIOR



The property is well set back from the road and is approached via a long sweeping driveway which borders a raised lawn area and provides off street parking for numerous vehicles. The lawned area provides an excellent opportunity to build a cart barn style garage, subject to the necessary approvals.

The rear garden is split over two levels and approaches 100'. Directly behind the property is a wide Indian Sandstone sun terrace which also wraps itself around the heated swimming pool 23'6 x 12' and 4' deep. The swimming pool is enclosed by old stock brick walls with interlinking picket style fencing. Adjoining, the swimming pool is a timber garden shed with power and light connected, and two changing cubicals. Steps lead up to the second section of garden, which is enclosed by a combination of panelled fencing and mature trees, and concealed to one corner is an additional timber garden shed.

Pedestrian access is afforded to the side of the property, which is also where the swimming pool pump and filtration system can be found. There are also external water and lighting connection.



COUNCIL TAX BAND. E

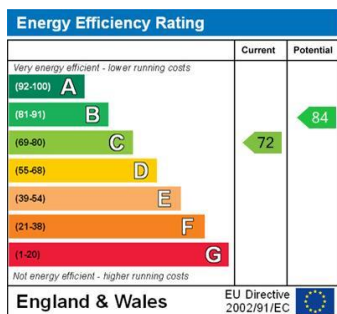
PRICE: £750,000. FREEHOLD

Redress Scheme: - The Property Ombudsman - www.tpos.co.uk



VIEWING: *By appointment with Owners Sole 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

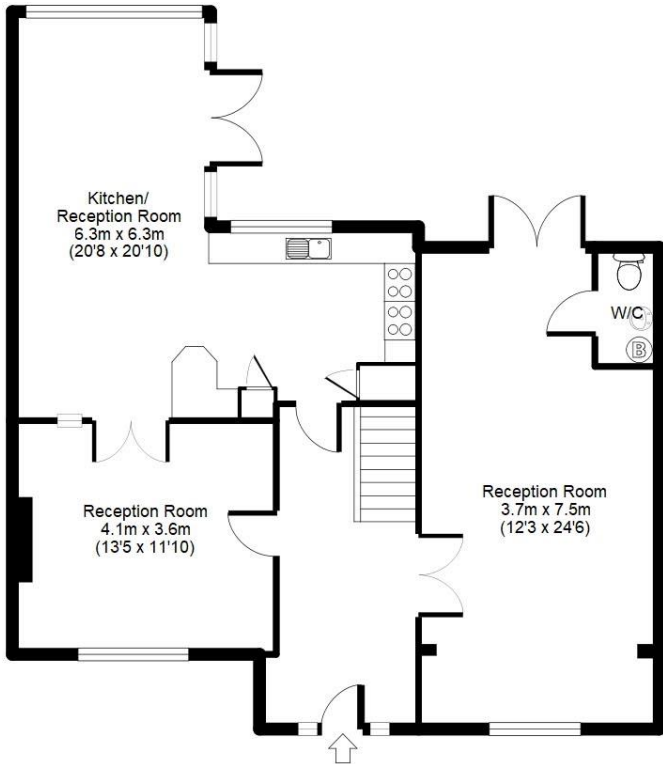
Important Note One: *To conform with the new E.C. Money Laundering Directive, purchasers are now required to provide photographic identification in the form of a passport or drivers license together with a copy of a recent utility bill. We would recommend that prospective purchasers have these documents 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. Det2674*

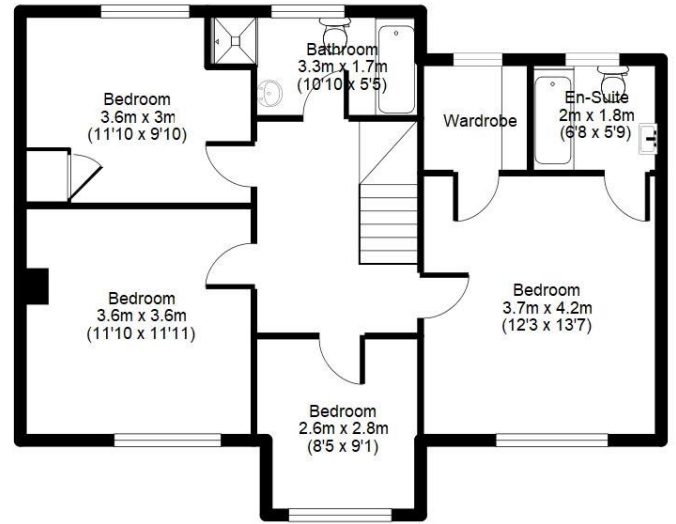
Floor Plans

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

Approximate Gross Internal Floor Area 1606sq ft



Ground Floor



First Floor

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