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**HIGHLAND ROAD,
NAZEING, ESSEX EN9 2PX.**



OFFERED WITH NO UPWARD CHAIN

Occupying a generous plot with a stunning landscaped west facing rear garden, this bright and surprisingly spacious four bedroom home has been in the same family for almost three decades. The property has been the subject of considerable improvement and extension over the years, creating an impeccably presented home, offering great flexibility in the arrangement of the accommodation, including a studio and separate office, which along with the garage, provides potential to create an independent annex, subject to the necessary approvals.

Highland Road is a highly sought after location and enjoys an elevated semi rural position just on the outskirts of Nazeing village, offering a range of amenities including a busy parade of shops to cater for day to day requirements, several schools are within the catchment, and Broxbourne British Rail Station is just a few minutes' drive, offering fast and frequent connections to both London and Cambridge.

For those purchasers seeking a family residence in a village location we would strongly recommend an early viewing of this outstanding home.

SUMMARY OF ACCOMMODATION

COVERED ENTRANCE PORCH WITH COURTESY LIGHTING

BRIGHT RECEPTION HALL* *CLOAKROOM

SITTING ROOM WITH FIREPLACE

GOOD SIZE DINING ROOM

SPACIOUS GARDEN ROOM

SUMMARY OF ACCOMMODATION CONTINUED

QUALITY FITTED KITCHEN/BREAKFAST ROOM

STUDIO* *OFFICE

PRINCIPAL BEDROOM WITH EN-SUITE SHOWER ROOM

THREE FURTHER BEDROOMS

FAMILY BATHROOM

BESPOKE LIGHT OAK FINISHING'S THROUGHOUT

GAS CENTRAL HEATING

DOUBLE GLAZING

STUNNING WEST FACING LANDSCAPED GARDENS

SUMMER HOUSE AND ORNAMENTAL POND

INTEGRAL GARAGE

Covered entrance porch with courtesy lighting. Entrance door with decorative glazed inset panels with matching side light leading to:

BRIGHT RECEPTION HALL Window to side with radiator below. Decorative coved ceiling with spotlighting and light oak flooring. Bespoke fitted cloaks cupboard with additional storage. Solid oak door leading to:

SITTING ROOM 15'1 x 15' Dual aspect with feature fireplace and coal effect fire with decorative tiled slips and granite hearth. Radiator, central heating thermostat and door leading to the inner hall. Wide opening to:



DINING ROOM 11'10 x 10'9 Decorative coving, radiator, oak door with glazed inlay affords access to the kitchen breakfast room and double hardwood French doors with matching glazed side panels to:



GARDEN ROOM 13'1 x 10'9 With stunning views over the garden plus additional doors leading to the sun terrace. Wood effect flooring and cladding to the ceiling, two radiators and media points.



KITCHEN/BREAKFAST ROOM 19'1 x 9'6 Window overlooking the beautiful rear garden. Partly tiled in quality wall ceramics to complement a solid oak fitted range of wall and base units including glass door display wall units with ample illuminated sparkle granite stone working surfaces, incorporating a single drainer one and half bowl sink unit with waste disposal and mixer tap, cupboards and drawer below. Inset four ring gas hob and built-in oven. Cupboard concealing the gas fired central heating boiler. Appliances include dishwasher and washing machine and space for fridge/freezer. Spot lighting and feature brick archway leading to the breakfast area with sliding door leading out onto the sun terrace, exposed brick feature wall. Glazed door leading to the:



STUDIO 13'1 x 6'1 Flooded with natural light from the sky light. Fitted with light oak units and workstation, laminated wood effect flooring, radiator, light oak doors to cloakroom and garage. Part glazed door leading to the:

OFFICE 14'5 x 6' Window to front, wooden flooring and shelving.



INNER HALL Bright and spacious, flooded with natural light, turning staircase leading to the first-floor. Radiator and door leading to the:

CLOAKROOM Tiled in quality wall ceramics to complement suite comprising; wash hand basin with mixer tap and cupboard below, mirror and light above, corner glass shelving, spot lighting and w.c. Extractor fan, double doors to under stairs storage cupboard. Return door leading to the studio.

BRIGHT FIRST FLOOR LANDING Window to side with obscure glazing, coved ceiling and access to part boarded loft with access via retractable ladder. Spot lighting, light oak doors leading to the bedrooms, bathroom and further door leading to the:



PRINCIPAL BEDROOM 15'7 x 10'11 Window overlooking the delightful rear garden. Fitted with bespoke oak wardrobes to one wall. Radiator, coved ceiling and ceiling rose. Door to built in wardrobe and further door to:

EN-SUITE SHOWER ROOM Window to rear with obscure glazing. Tiled in quality wall ceramics with suite comprising; walk-in shower with folding door and Aqualisa power shower, wash hand basin with cupboard below, mirror front wall mounted cabinet and low flush W.C. Spotlighting and wall light points.

GOOD SIZED SECOND BEDROOM 11'8 x 8'2 Front aspect with radiator below, coved ceiling and ceiling rose, media point connection.



THIRD BEDROOM 13'11 x 6'3 Window to front. Wood effect flooring, radiator and coving. Fitted wardrobes to one wall.

FOURTH BEDROOM 10'10 x 5'10 Front aspect with wood effect flooring, coving and radiator.



FAMILY BATHROOM 10' x 6'7 Dual aspect. Tiled in quality high gloss wall ceramics to complement wood effect flooring and white suite comprising; panelled bath with mixer tap and shower attachment, low flush w.c. and bidet. Wash hand basin with cupboard below. Heated towel rail, wall mounted mirrored front cabinet and light oak clad ceiling with spotlighting. Built-in airing cupboard housing the hot water cylinder with immersion heater and ample linen storage above.

EXTERIOR

The property is approached via a wide driveway, block paved in a herringbone pattern, allowing ample parking space for several vehicles and allowing access to the garage. Raised flowerbeds are stocked with an abundance of flowering shrubs and evergreens. A wrought iron gate allows access to the side of the property leading to the rear garden.

GARAGE With up and over door, power and light connected.

The rear garden is stunning and enjoys a westerly aspect. Both panelled fencing and dense mature hedgerow provide an excellent degree of seclusion. Unilog with slate borders frame the lawned area, while the main feature of the garden is the timber summer house with light, power and media point connections, outside a decked area with ornamental pond and waterfall rockery, providing a sunny place from where to sit and enjoy the garden. The adjacent pergola lends itself to climbing plants and provides a shady area. Directly behind the property is a wide sun terrace arranged over two levels and is perfect for alfresco dining and entertaining. There is a water supply and at night the gardens are enhanced by external lighting.



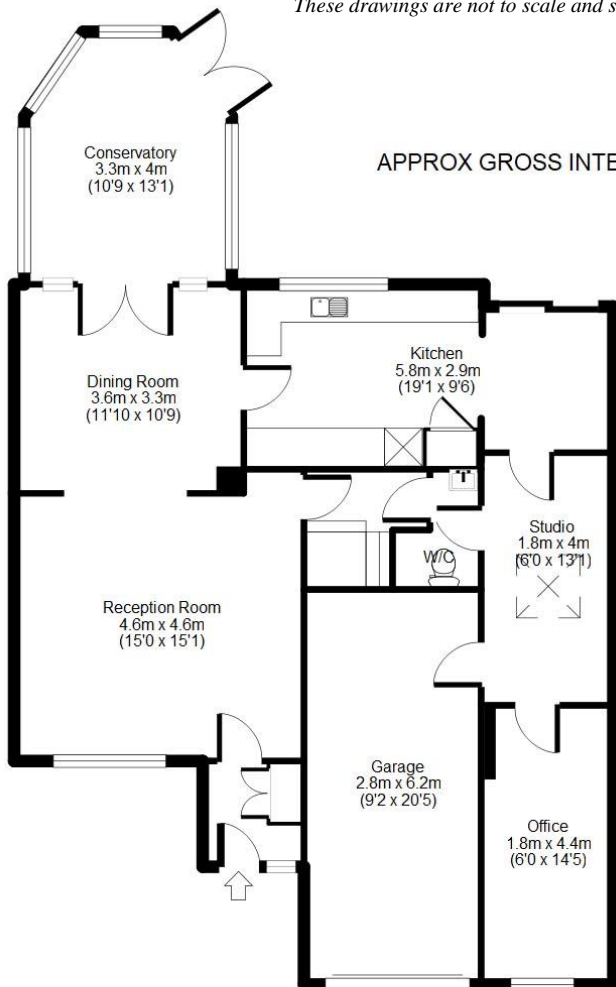
COUNCIL TAX BAND. F

PRICE: £730,000. FREEHOLD

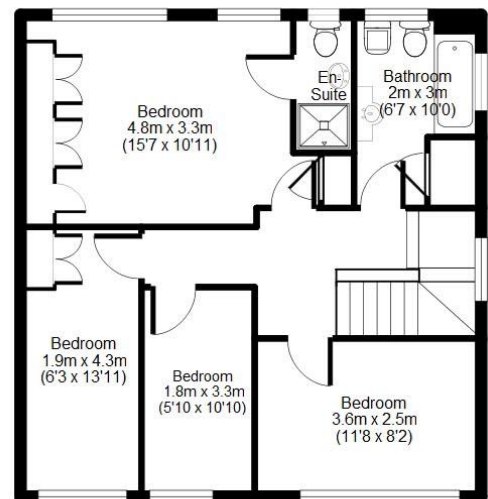
Floor Plans

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

APPROX GROSS INTERNAL FLOOR AREA: 1697 sq. ft / 158 sq. m

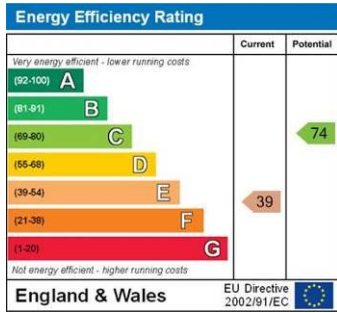


Ground Floor



First Floor

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

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. Det2682

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