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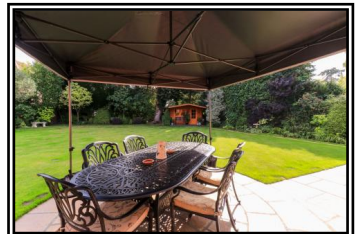
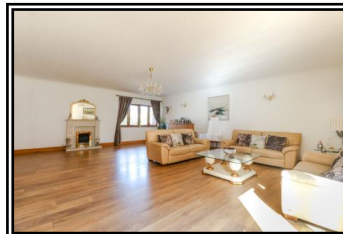
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***60 High Road
Broxbourne
Hertfordshire
EN10 7NF***

**'SPINDLEWOOD', HIGH ROAD,
BROXBOURNE, HERTFORDSHIRE, EN10 7BT.**

SUBSTANTIAL FAMILY HOME SET IN SECLUDED GROUNDS



'Spindlewood' is a truly stunning five double bedroom residence and has been the subject of huge renovation and extension over the past two decades, with a great deal of thought given to the arrangement of the accommodation, creating a property of generous sized proportions flooded with natural daylight and beautifully presented throughout.

Enjoying a private gated entrance, situated in a quiet and secluded location just tucked away from the High Road, the property occupies substantial well-established and meticulously maintained landscaped grounds.

Offering the best of both worlds, this outstanding family home is ideally located within easy reach of all the amenities that Broxbourne Town has to offer including a busy shopping parade, highly regarded schools and British Rail station, in contrast the property is within the vicinity of the Lea Valley nature reserve and some of Hertfordshire's finest countryside and woodlands.

For those purchasers seeking a fine family home in a convenient location, we would strongly advise an early viewing in order to avoid disappointment.

SUMMARY OF ACCOMMODATION

- *BRIGHT RECEPTION HALL FLOODED WITH NATURAL DAYLIGHT**
- *GALLERIED FIRST FLOOR LANDING**
- *FAMILY ROOM/STUDY**
- *GROUND FLOOR SHOWER ROOM**
- *25FT SITTING ROOM**
- *24FT KITCHEN/DINING ROOM**
- *SEPARATE LAUNDRY ROOM**
- *BRIGHT FIRST FLOOR LANDING**
- *PRINCIPAL SUITE WITH BATHROOM**
- *GUEST BEDROOM WITH EN-SUITE BATHROOM**
- *THREE FURTHER DOUBLE BEDROOMS**
- *FAMILY BATHROOM**
- *GAS CENTRAL HEATING & DOUBLE GLAZEING THROUGHOUT**
- *TWO DOUBLE GARAGES, CAR PORT AND A WORKSHOP**
- *GENEROUS SIZED SECLUDED LANDSCAPED PLOT**
- *GATED ENTRANCE WITH AMPLE VEHICLE PARKING**

A covered entrance with courtesy lighting and panelled door with leaded light glazed side panes leads to:

BRIGHT AND SPACIOUS RECEPTION HALL WITH GALLERIED LANDING Turning staircase leading to the first floor landing with concealed door to deep under stairs storage cupboard with cloaks hanging space, shoe storage and electric light connected. Video entry phone system, radiator and quality tiled flooring. Solid light oak part glazed casement doors to the kitchen/dining room, further matching doors to the office, shower room and door to:



SUBSTANTIAL SITTING ROOM 25'4 x 19'9 Dual aspect with views over the front garden and double doors with matching side panel leading out onto the wide sun terrace with stunning views over the rear garden. Oak effect flooring and coved ceiling. Feature marble fireplace with matching hearth and electric coal effect fire. Radiator, media connections and wall light points.



KITCHEN/DINING ROOM 24'11 x 22'2 *Delightful garden views with double doors leading out onto the sun terrace. Partly tiled in quality wall ceramics to complement the bespoke oak fitted wall and base units with ample granite working surfaces over incorporating a one and half bowl single drainer sink unit with mixer tap and soap dispenser cupboards below. Built in Neff double oven and low-level microwave. Large space for American style fridge freezer. The kitchen island has oak base cupboards and drawers below with matching granite working surfaces incorporating a five-ring gas hob with stainless steel and glass extractor hood above and useful wine fridge. Additional oak side unit, again with matching granite surface. The flooring is tiled in quality ceramics with matching skirting. The ceiling is coved and there is spotlighting there is additional lighting to the base skirting of the central island. Radiator and wall mounted central heating thermostat. Oak door leading to:*



LAUNDRY ROOM 7'4 x 6'3 *Obscure glazed leaded light window to side. The quality floor ceramics extend from the kitchen. Fitted with a range of oak wall and base units with granite effect working surface over. Built in Neff cooker. Space and plumbing for washing machine. Glazed shelf unit with further wall unit with glass shelves and decorative glazed doors. Vaillant wall mounted gas central heating boiler.*



SHOWER ROOM 8'8 x 7'4 *Partly tiled with oversized wall ceramics with decorative contrasting border tile. Suite comprising walk in shower cubical with overhead rain forest shower, glazed door. Wide wash hand basin with mixer tap and high gloss unit below with mirror cabinet and low flush W.C. Tiled flooring, radiator and extractor fan.*



FAMILY ROOM/STUDY 15'4 x 7 *Window overlooking the courtyard. Tiled flooring and cloaks hanging space, panelled door leading to the double garage.*

FIRST FLOOR GALLERIED LANDING FLOODED WITH NATURAL DAY LIGHT *Dual aspect with views overlooking the landscaped front gardens. The doors leading to each room are solid light oak with matching surrounds to the bedrooms and bathroom with further door leading to the:*



PRINCIPAL SUITE 29 x 14'1 Delightful front aspect and fitted with a bespoke range of wardrobes with drawers below to one wall with matching night stands and dressing table. Radiator television connections and wood effect flooring with matching oak skirting, solid oak door leads to the:



EN-SUITE BATHROOM 10'5 x 9'3 Window with obscure glazing to the rear. Tiled in matching wall and floor ceramics to complement a suite comprising jacuzzi style panelled bath, wide wash and basin with mixer tap and high gloss drawers and cupboard unit below. Low flush W.C., bidet and large walk in shower unite with two glass wall and curved double doors and overhead drencher and handheld shower. Chrome heated towel rail and access to loft. Coved ceiling.

GUEST SUITE 15'6 x 14'11 Twin windows overlooking the rear garden with radiator below. Fitted with a bespoke range of wardrobes to two walls with central mirror flanked by glazed doors and matching nightstands and dressing table. The ceiling is coved and the floor is wood effect. An oak door leads to the:



EN-SUITE BATHROOM Obscure glazed window to front. Tiled in matching wall and floor ceramics with decorative tiled border. Suite comprising panelled bath with mixer tap and shower attachment. Wash hand basin with mixer tap and high gloss cupboard below. Low flush W.C. Chrome heated towel rail.

THIRD BEDROOM 11'10 x 9'2 Window with views over the rear garden and radiator below, access to the loft space. Wood effect floor with matching oak skirting.





FOURTH BEDROOM 11'10 x 8'6 Rear aspect with garden views and radiator below. Double doors to built in wardrobe. Wood effect flooring with matching oak skirting.

FIFTH BEDROOM 11'7 x 8'6 Window to rear with radiator below. Wood effect flooring and matching oak skirting. Double door afford access to the built-in wardrobe.



FAMILY BATHROOM 10'2 x 8'9 High level obscure glazed window to front. Tiled in matching wall and floor ceramics with detailed tiled border. Radiator and fitted with a suite comprising panelled bath with mixer tap and shower attachment, walk in shower cubical with glazed wall and door, drench shower and additional handheld shower. pedestal wash hand basin, bidet and low flush W.C.

EXTERIOR

The property can be approached via two sets of electrically operated double gates with railings offering a sweeping in and out gravel driveway allowing ample vehicle parking. A further set of manually operated double gates lead to the carport. The front gardens are meticulously well maintained with a combination of dense hedgerow providing excellent screening. The raised shrubbery with brick built retaining wall is well stocked with mature well-established evergreens and flowering plants. The feature fishpond with waterfall and central fountain are a fine feature of the garden.

GARAGE WITH WORKSHOP 29 x 14'1 With up and over door electrically operated, light and power connected. Opening leading to the workshop with part glazed door to the rear garden. Walls are decked out with storage shelving, light and power connected. Wall mounted Valliant gas central heating boiler.

SECOND GARAGE 18' x 15'6 With up and over door electrically operated, light and power connected. With door leading to the family room/study.

CARPORT With clear roof and third set of entrance gates.



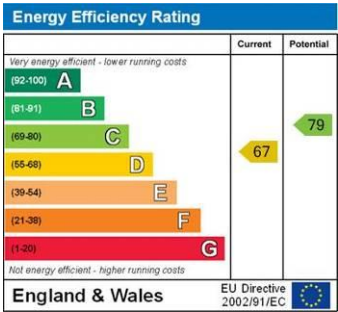
The rear garden is a delightful feature of the property thoughtfully landscaped and meticulously well maintained, laid principally to lawn with a combination of fencing and mature hedge creating an excellent degree of seclusion. The borders are stocked with an abundance of mature shrub and flowering plants. A paved path meanders to the end of the garden to find a dual aspect summer house with light and power connected with the benefit of a coved decked area. There is a further garden shed. The wide paved sun terrace stretches across the back of the property offering a sunny and ideal spot for alfresco dining or just an ideal spot from where to sit and enjoy the garden. Access to the front garden is gained from either side of the property to one side is the bin storage, and leads to the covered carport. There are power and water connections and at night both the front and rear gardens are enhanced by external lighting.



COUNCIL TAX BAND. G

PRICE: £1,199,995. FREEHOLD

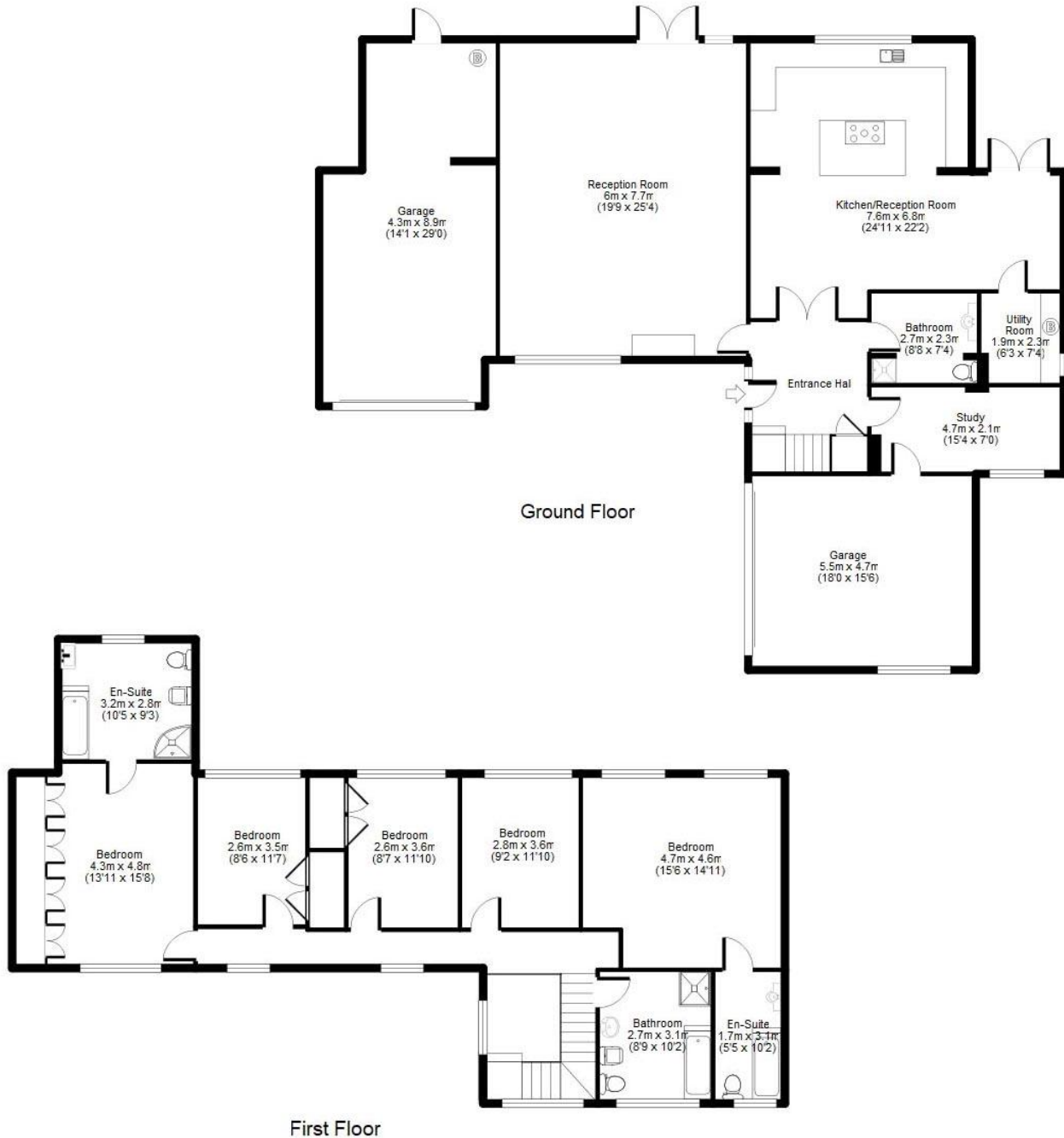
Energy Performance Graph



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

Floor Plans

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



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. Det 2685

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