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

**NORTH BARN,
BROXBOURNE, HERTFORDSHIRE EN10 6RR.**

BACKING ONTO THE LEA VALLEY NATURE RESERVE



Backing onto the stunning Rushey Mead, part of the Lea Valley Nature Reserve with direct access from the rear garden, this four-bedroom semi detached family home enjoys the benefit of a quiet cul de sac position and offers the incoming purchaser the opportunity to extend the living accommodation by converting the internal garage, subject of course to the necessary planning approvals.

North Barn is a sought after turning enjoying the best of both worlds close to all the amenities that Broxbourne has to offer including a busy High Street shopping parade, highly regarded schools and excellent transport links by road and rail with the benefit of BR station within ten minutes walking distance.

Early viewing strongly recommended.

SUMMARY OF ACCOMMODATION

- *COVERED ENTRANCE PORCH**
- *BRIGHT RECEPTION HALL**
- *CLOAKROOM**
- *SITTING/DINING ROOM WITH GARDEN VIEWS**
- *KITCHEN**

SUMMARY OF ACCOMMODATION

FOUR GOOD SIZED BEDROOMS, TWO WITH STUNNING VIEWS OVER RUSHEY MEAD

FAMILY BATHROOM

GAS CENTRAL HEATING

UPVC DOUBLE GLAZEING

INTEGRAL GARAGE

BACKING ONTO WOODLAND WITH DIRECT ACCESS FROM THE GARDEN

Covered entrance porch with courtesy lighting. Part glazed upvc door provides access to:

BRIGHT RECEPTION HALL *Coved ceiling, radiator staircase leading to the first floor landing with wooden handrail, wood effect flooring, radiator with hardwood shelf above. Wall mounted central heating thermostat control. Panelled doors leading to the sitting/dining room, kitchen, and garage with further door leading to the:*

CLOAKROOM *Obscure glazed window to front. Tiled in quality wall ceramics to complement suite comprising: low flush wc and wash hand basin with cupboards below and circular mirror above. Radiator, wood effect flooring and coved ceiling.*



KITCHEN *11'9 x 9'11 Window overlooking the front garden with glazed door to side access. Tiled with decorative wall ceramics to complement fitted range of units with ample working surfaces over incorporating stainless steel one and half bowl sink unit with single drainer and mixer tap with cupboard below. Space for appliances including fridge freezer, washing machine, tumble drier and cooker. Concealed extractor hood. Wall mounted gas central heating boiler. Display shelving, wood effect flooring, coved ceiling and central heating programmer.*

SITTING/DINING ROOM *22'2 x 12'6 With super views over the garden and woodland beyond via a wall of bi folding doors with custom electronically operated blinds. Spotlighting, two radiators and door to deep under stairs storage cupboard with shelving.*



FIRST FLOOR LANDING *Split level with access to the insulated loft. Large window to side providing natural light to landing area. Radiator and spotlights. Doors leading to the bedrooms and bathroom with further door leading to the:*

AIRING CUPBOARD *Housing the hot water cylinder and ample linen shelving.*

PRINCIPAL BEDROOM *15'3 x 11 x 11 With stunning views over the Rush Mead nature reserve part of the Lea Valley. Fitted wardrobes to one wall with sliding doors. Two wall light points, dimmer controlled lighting and coved ceiling*





SECOND BEDROOM 10'1 x 9'9 With views over Rushey Mead, wood effect flooring, spotlighting with dimmer control, radiator, door to walk in wardrobe.

THIRD BEDROOM 12'3 x 8'7 Window to front, coved ceiling and radiator



FOURTH BEDROOM 9 x 7'11 Window overlooking the front garden, wood effect flooring, radiator and coved ceiling

BRIGHT BATHROOM 8'10 x 4'10 Obscure glazed window to side. Tiled in quality wall ceramics to complement a suite comprising panelled bath with shower unit and curved shower glass screen, vanity unit with inset sink and mixer tap with cupboards below, low flush w.c. Radiator, shaver point and wood effect flooring.

EXTERIOR



The property is approached via a wide block paved pathway, allowing off street parking. Mature conifers provide excellent screening to the front. To one side of the property there is paved access to the rear garden via a timber gate.

INTEGRAL GARAGE 19'5 x 8' (internal measurement) with electric powered roller door, light and power connected.

The rear garden is a delightful feature of the property not overlooked, laid mainly to lawn with wide borders stocked with a variety of evergreens and flowering shrubs. To one corner is a useful storage shed and a water supply by the back door. The picket fence to the rear of the garden has a central gate which allows direct access to the woodland. At night the garden is enhanced by external lighting.

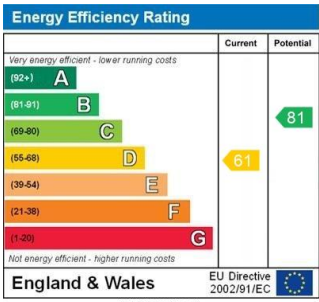
Photos – Directly behind the property.



COUNCIL TAX BAND. E

PRICE: £595,000 FREEHOLD

Energy Performance Graph

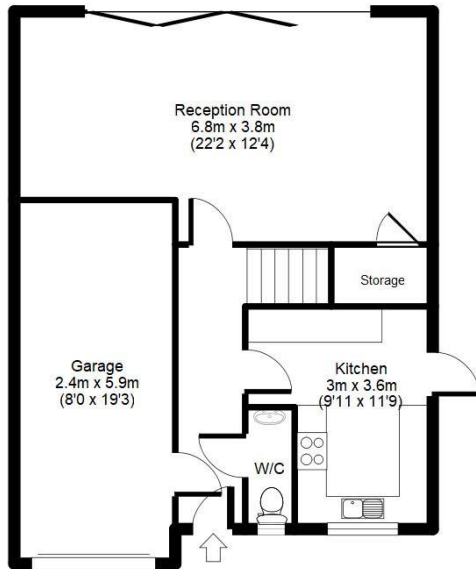


The full Energy Performance Certificate can be viewed at our office, or a copy can be requested via email

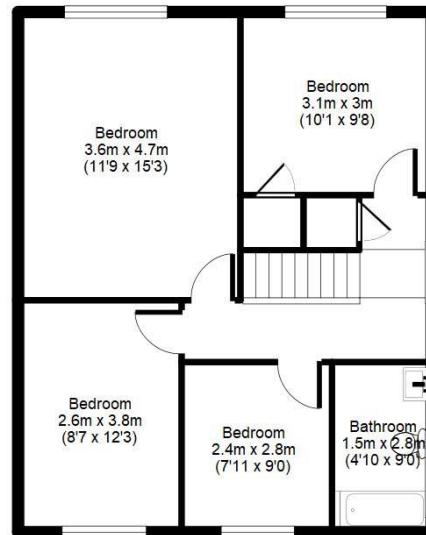
Floor Plans

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

APPROX GROSS INTERNAL FLOOR AREA: 1228 sq. ft / 114 sq. m incl Garage



Ground Floor



First Floor

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. Det2694

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