



EST. 1984



Jean Hennighan Properties

INDEPENDENT TOWN AND COUNTRY AGENTS

‘Glenone’ Riverside Avenue,
Broxbourne, Hertfordshire, EN10 6QZ



RIVERSIDE AVENUE

BROXBOURNE, HERTFORDSHIRE, EN10 6QZ

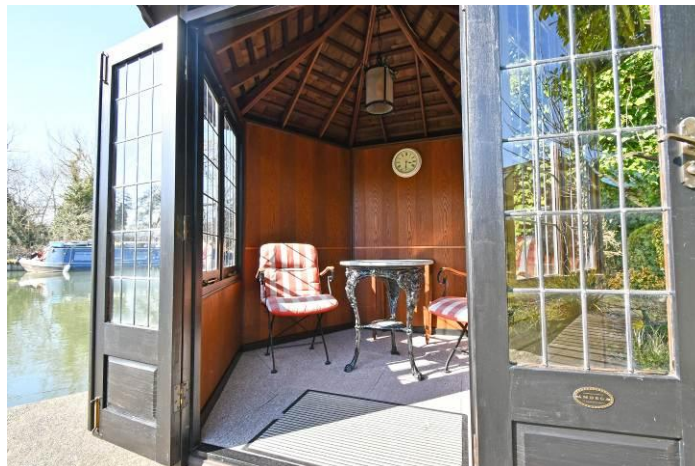
Nestling within the extremely sought-after location and backing onto the River Lea, this truly charming detached family home has been a labour of love for many years and now offers spacious, light, and airy accommodation, which provides great flexibility within its arrangement.

Occupying a double-width plot, there is excellent potential for further enlargement, subject to the necessary approvals, whilst the stunning west-facing gardens need to be viewed to be fully appreciated and benefit from mooring rights for two boats together with fishing rights. To the front is a sweeping carriage-style driveway, which provides parking for numerous vehicles, a detached garage/workshop, and an allotment.

Riverside Avenue is a private no-through road where the commuter is well catered for, with Broxbourne British Rail Station being within a few minutes' walk, whilst the Lea Valley Nature Reserve, is literally on your doorstep, and offers a variety of sporting and leisure pursuits which include country and riverside walks, with a pub or two along the way!

Viewing Highly Recommended

Offer Consider £1,495,000 Freehold



Steps lead up to a gabled covered entrance, with twin carriage-style courtesy lights, and a composite front door which leads to:

RECEPTION HALL 29'1 x 14'2 (max) Double-glazed window to the front and staircase to the first floor with storage below. Coved ceiling, two radiators, airing cupboard housing the pressurised hot water cylinder, oak flooring, and telephone point. Panelled doors to:

SUPERB KITCHEN/MORNING ROOM 17' x 13'3 Fitted with an imported bespoke German kitchen offering a wide range of wall and base units with ample working surfaces incorporating a breakfast bar. Range of integrated appliances to include: two full-height fridges, full-height freezer, dishwasher, and electric double oven and grill with a five-ring touch-sensitive halogen hob and part glass, part stainless steel illuminated extractor canopy above. Dual aspect with double-glazed windows to front and side, oak flooring, TV point, and radiator.

BRIGHT AND AIRY SITTING/DINING ROOM 34'5 x 17'1 (max) Double-glazed windows to the rear with casement doors leading to the veranda. Above the casement doors, and flooding the room with light, is a feature triangular double-glazed window within a part vaulted ceiling. An exposed brick fireplace with a heavy bressummer beam creates a focal point and is fitted with a log-burning stove on a stone hearth. Coved ceiling, exposed timbers, two radiators, and TV point.

BEDROOM ONE 18'11 x 11'6 A superb room with double-glazed casement doors and matching side windows leading directly into the garden. Radiator, TV, and telephone points. Panelled doors to:

WALK-IN WARDROBE 7'7 x 6'4 Fitted with an array of shelving and hanging rails.

QUALITY FITTED EN-SUITE SHOWER ROOM 7'11 x 7'7 Fitted with a quality suite comprising a walk-in corner shower cubicle with a thermostatically controlled shower and glass screens, a close-coupled w.c., and a wash hand basin inset into vanity units with cupboards below. The suite also features an illuminated mirrored back and glazed cupboards to the sides. Double-glazed





window to the side, recessed spotlighting, and a combined three-pole radiator and heated towel rail.

BEDROOM TWO 9'7 x 14'8 (currently used as a snug) Double-glazed window to front with radiator below. Oak flooring and TV point.

HOME OFFICE/BEDROOM FOUR 9'3 x 9'2 Dual aspect with double-glazed windows to the front and side. cupboard housing the electric meter, oak flooring, and high speed internet connection.

QUALITY FITTED FAMILY BATH/SHOWER ROOM 10'8 x 6'5 Again, fitted with a quality suite comprising a freestanding claw and ball bath with an antique-style mixer tap and hand shower attachment, a sculptured pedestal wash hand basin, a high flush w.c., and a walk-in corner shower cubicle with a thermostatically controlled shower and glass screens. Double-glazed window to the side, recessed spotlighting, and a combined three-pole radiator and heated towel rail.



FIRST FLOOR

LANDING 14' x 8'10 (max) Panelled doors to bedrooms three and dressing room.

BEDROOM THREE 13'7 x 10'5 (max) With a double-glazed Velux skylight window overlooking the garden and the River Lea beyond. Radiator and eave storage facilities.

DRESSING ROOM 18'2 x 10'5 Providing a variety of option for use. Range of fitted wardrobes, eave storage facilities and double radiator.



EXTERIOR

The property is approached by a sweeping carriage style driveway which is bordered by hedgrow and fencing and encompasses a secluded seating area. The driveway provides parking for numerous vehicles and leads to the detached garage/workshop. Concealed to the side of the garage is an allotment together with a good sized greenhouse.



DETACHED GARAGE/WORKSHOP 16.2 x 18.1 With automatic roller shutter door, windows to side and pedestrian door to rear. With power and light connected, high level storage and housing the gas fired central heating boiler.

The truly stunning west-facing rear gardens need to be viewed to be fully appreciated. Directly behind the property is a long veranda with two seating areas and decorative timber balustrading. Steps lead down into the gardens and onto a semicircular paved sun terrace bordered by lawn. To one side of the garden is a secluded timber-decked area, perfect for the sun worshiper or naturist! Well-stocked flowering shrub beds provide seclusion and offer a variety of colours and interest throughout the seasons. A pathway leads to the water's edge, where mooring facilities can be found, along with a timber summer house that provides a charming seating area for whiling away summer afternoons. A shingle pathway leads under trees and behind shrubs to a detached outbuilding comprising a sauna and changing room, a shower/cloakroom, and a laundry room

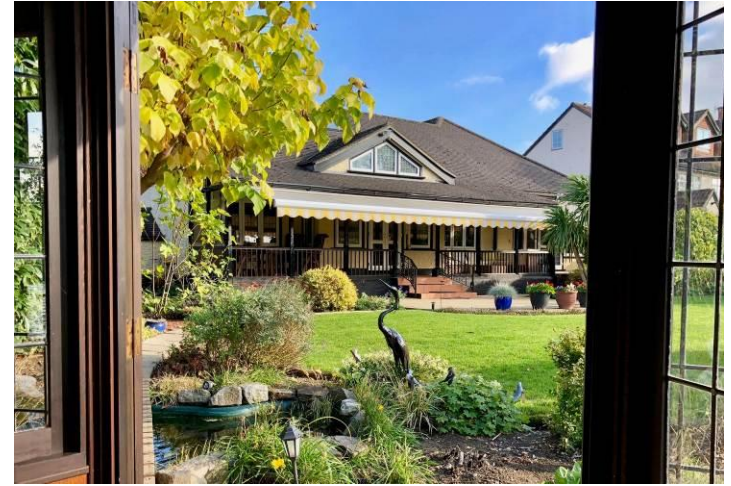


SAUNA/CHANGING ROOM 7'5 x 5'10 Access is afforded via a covered timber decked seating area with a double-glazed sliding patio door. Partly tiled with recess spotlighting and a four-person sauna. Door to:

SHOWER/CLOAKROOM 8'5 x 2'6 Tiled with suite comprising wash hand basin with chrome mixer tap, close coupled w.c, and walk-in shower cubicle with thermostatically controlled shower. Obscure double-glazed window, recess spotlighting and extractor fan.

LAUNDRY ROOM 15'3 x 4'10 Access afforded via an obscure double glazed door. Fitted with wall and base units with rolltop working surface over incorporating a one and quarter bowl sink drainer unit. Range of appliances to include washing machine, two tumble dryers and fridge/freezer. Recess spotlighting and ceramic tiled flooring.

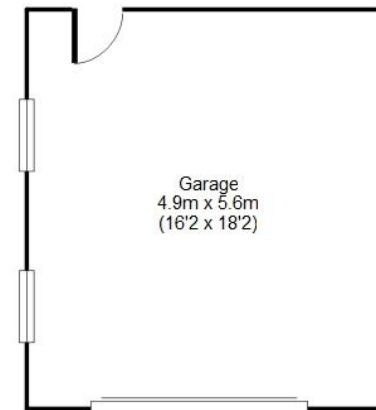
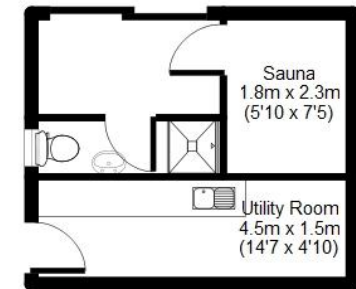
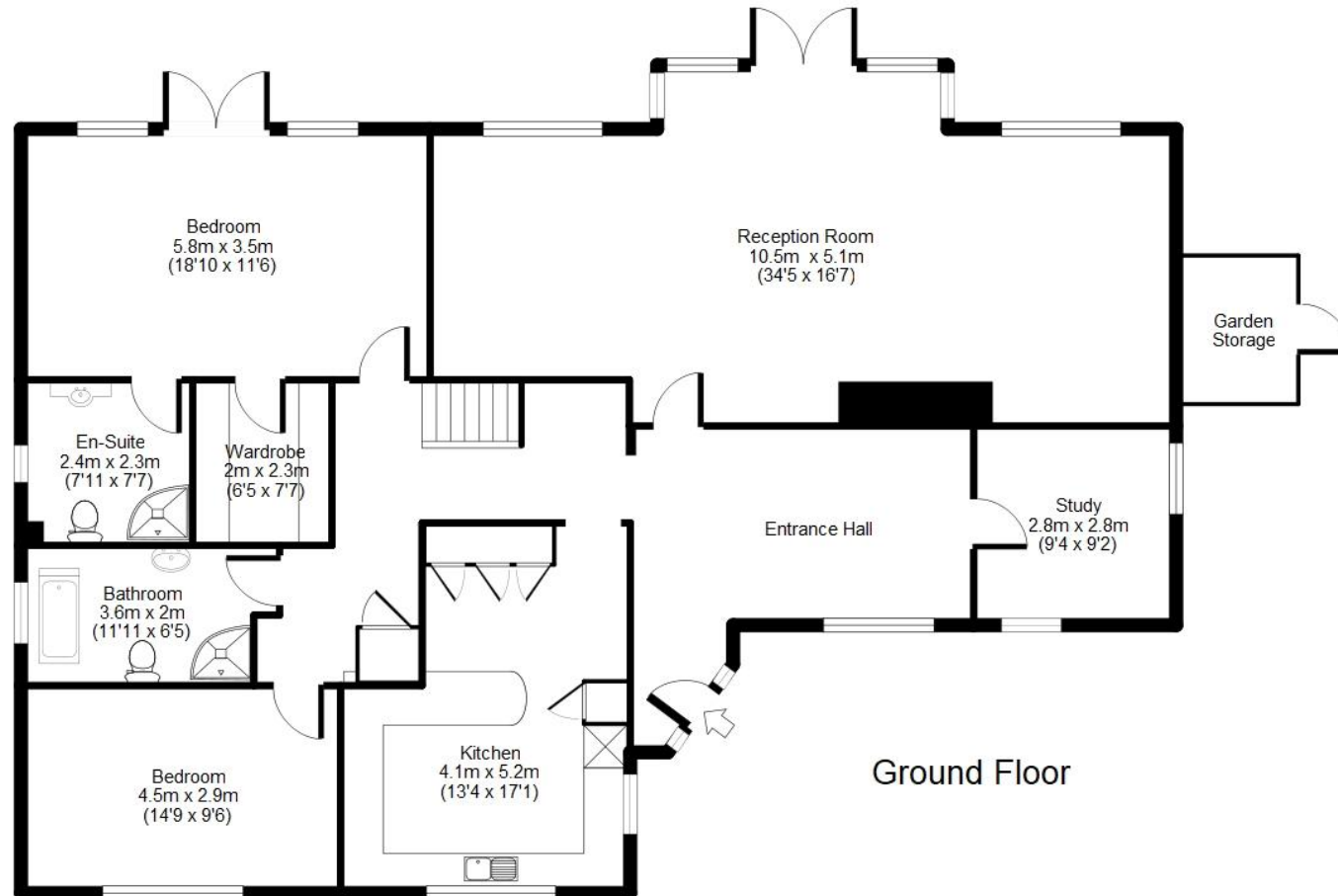
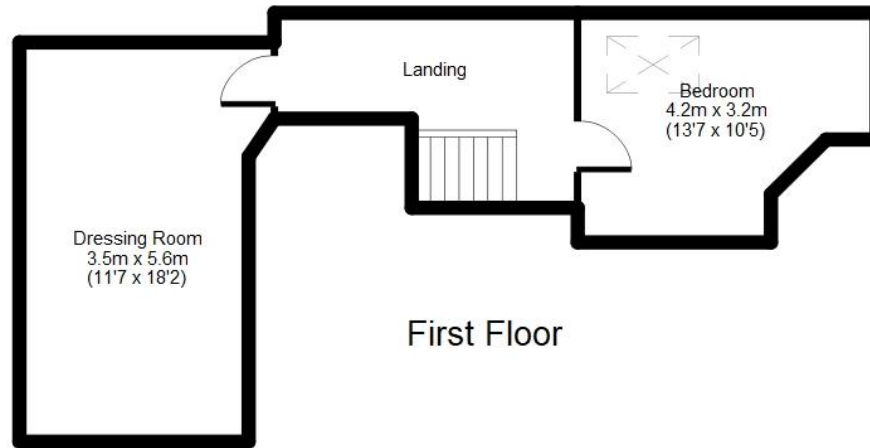




Riverside Avenue, Broxbourne, EN10

APPROX GROSS INTERNAL FLOOR AREA: 2228 sq. ft / 207 sq. m

Not including Garage and Garden Storage





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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. Det2636a