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**OLD NAZEING ROAD,
BROXBOURNE, HERTFORDSHIRE, EN10 6RW.**



This beautifully presented four bedroom, two bathroom, detached family home has only ever had one careful owner. It boasts a 60 foot block paved driveway, providing ample off street parking, a meticulously maintained 150 foot south facing rear garden, a summer house, a garden store, and a brick-built outbuilding offering versatile usage options.

Nestled along a sought-after road surrounded by the Lea Valley Nature Reserve, the property offers the best of both worlds, a peaceful, semi-rural feel while being just a short walk from Broxbourne British Rail Station. The station provides fast and frequent access to London Liverpool Street, Stansted Airport and Cambridge.

The Lea Valley offers a wealth of leisure and sporting opportunities, along with numerous country and riverside walks accompanied by a charming pub or two along the way. Broxbourne town centre is also conveniently nearby, providing a variety of shops that amply cater to everyday needs.

Viewing Recommended.

SUMMARY OF ACCOMMODATION

- *25' RECEPTION HALL*
- *CLOAKROOM*
- *SPACIOUS SITTING ROOM*
- *COMPREHENSIVELY FITTED KITCHEN/BREAKFAST ROOM*
- *LAUNDRY ROOM*
- *DINING ROOM WITH WALK-IN STORAGE CUPBOARD*
- *HOME OFFICE*

SUMMARY OF ACCOMMODATION CONTINUED

BEDROOM ONE WITH EN-SUITE SHOWER ROOM

THREE FURTHER GOOD SIZE BEDROOMS

FAMILY BATHROOM

GAS FIRED CENTRAL HEATING

DOUBLE GLAZED WINDOWS

RECENTLY LAID KARNDEAN FLOORING TO MAJORITY OF GROUND FLOOR ROOM

60' BLOCK PAVED DRIVEWAY PROVIDING AMPLE OFF STREET PARKING

150' BEAUTIFULLY MAINTAINED SOUTH FACING REAR GARDEN

SUMMER HOUSE/GYM/BAR TOGETHER WITH GARDEN STORE

BRICK-BUILD WORKSHOP/MAN CAVE PROVIDING A VARIETY OF OPTIONS FOR ALTERNATIVE USE

A woodgrain effect composite door with carriage style courtesy lighting affords access to:



RECEPTION HALL 25'5 x 7'7 (max) Two decorative ceiling roses and coving, wall mounted central heating thermostat, dado rail, enclosed radiator and recently laid Karndean flooring. Turning staircase to first floor with timber handrail and deep storage cupboard providing ample storage facilities. Multi pane glazed casement doors to sitting room and dining room, multi pane glazed doors to kitchen and home office and panelled door to:

CLOAKROOM Tiled with decorative border to compliment a suite comprising; close coupled w.c. and sculptured wash hand basin with chrome mixer tap and high gloss double cupboard below. Obscure double glazed window to side, extractor fan, chrome heated towel rail and ceramic tiled flooring.

SPACIOUS SITTING ROOM 21'10 x 13'1 (max) Bright and airy with double glazed casement doors with matching side windows leading to the garden. Feature electric fire with marble hearth, back and surround. Three obscure double glazed windows to side, two decorative ceiling roses and coving, dado rail, TV point, two enclosed radiators and recently laid Karndean flooring.



KITCHEN/BREAKFAST ROOM 15'10 x 9'1 (max) *Comprehensively fitted with a range of high gloss wall and base units with ample illuminated granite working surfaces incorporating sink drainer unit with chrome mixer tap and matching breakfast bar. Range of appliances to include; integrated dishwasher, built-in microwave, Bosch electric fan assisted oven and grill, Neff combination oven and Bosch five ring gas hob with part glass and part stainless steel illuminated extractor fan above. Recess LED spotlighting, enclosed radiator, telephone point and ceramic tiled flooring. Double glazed window to rear overlooking the garden, double glazed door to side, and access to:*



LAUNDRY ROOM 7'6 x 5'9 *Obscure double glazed window to side. Fitted rolltop working surface with integrated stainless steel sink drainer unit with chrome mixer tap and recesses with plumbing below for washing machine and tumble dryer. Wall mounted gas fired combination boiler, extractor fan, space for tall fridge and freezer, and ceramic tiled flooring.*



DINING ROOM 15'2 x 7'7 *Double glazed window to front with enclosed radiator below. Recessed starlight and halogen spotlighting, decorative coving, dado rail and recently laid Karndean flooring. A multi pane glazed door provides access to a deep walk-in storage cupboard, 7'8 x 3'1, with electric light and power connections and housing the fuseboard.*

HOME OFFICE 8'9 x 7'6 *Double glazed window to front, enclosed radiator, internet and telephone connections and recently laid Karndean flooring.*



FIRST FLOOR

LANDING *Obscure double glazed window to side and deep linen storage cupboard. Access to boarded loft with light connected and panelled doors to bedrooms and bathroom.*

BEDROOM ONE 12'1 x 11'7 Two double glazed windows to rear, overlooking the garden and county side beyond and with quality fitted shutters. Range of fitted part glazed full height wardrobes. Enclosed radiator, telephone point and oak wood effect flooring. Door to:



EN-SUITE SHOWER ROOM 7'5 x 3'9 Tiled in decorative ceramics with suite comprising; low flush w.c. with hide-away cistern, sculptured wash hand basin with chrome mixer tap inset into working surface with double cupboard below and walk-in shower cubicle with thermostatically controlled shower and sliding glass screens. Obscure double glazed window to side, extractor fan, shaver point, chrome heated towel rail and ceramic tiled flooring.

BEDROOM TWO 11'11 x 9'10 Double glazed window to front with enclosed radiator below. Telephone point and oak wood effect flooring.



BEDROOM THREE 12'7 x 8'3 Double glazed window to rear, again overlooking the garden and countryside beyond, with radiator below. Oak wood effect flooring.



BEDROOM FOUR 10'7 x 8'9 Double glazed window to front with radiator below. TV point and oak wood effect flooring.

FAMILY BATHROOM 7'5 x 5'9 Tiled in decorative ceramics with suite comprising; wide sculptured wash hand basin with chrome mixer tap, drawers below and double mirror fronted medicine cabinet above, low flush w.c. and panelled bath with chrome mixer tap and hand shower attachment. Obscure double glazed window to side, extractor fan, radiator and ceramic tiled flooring.



EXTERIOR

Set well back from the road, the property is accessed via a 60 foot brindle block-paved driveway, providing ample off street parking for multiple vehicles. One side of the driveway is bordered by illuminated brick walls with decorative iron railings, while the other features close-boarded fencing.

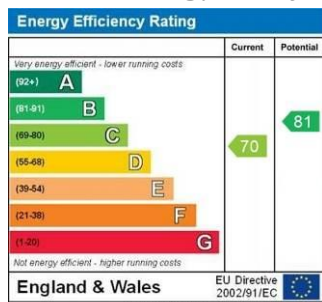
A standout feature of this beautifully presented property is its meticulously maintained, sunny 150 foot south facing rear garden. Directly behind the home lies a wide paved sun terrace that seamlessly wraps around the property. The garden is predominantly laid to lawn, bordered on either side by a combination of brick walls and panelled fencing, with shaped flower beds adding seasonal colour and visual interest. At its centre stands a superb 16' x 10' solid pine summer house with an adjoining garden store, while at the rear, a greenhouse and a brick-built outbuilding, or 'man cave', 14'2 x 8' offers versatile options for alternative use. There are external lighting connections and pedestrian access is available on both sides of the property.



COUNCIL TAX BAND. F

PRICE: Offers in Excess of £850,000. FREEHOLD

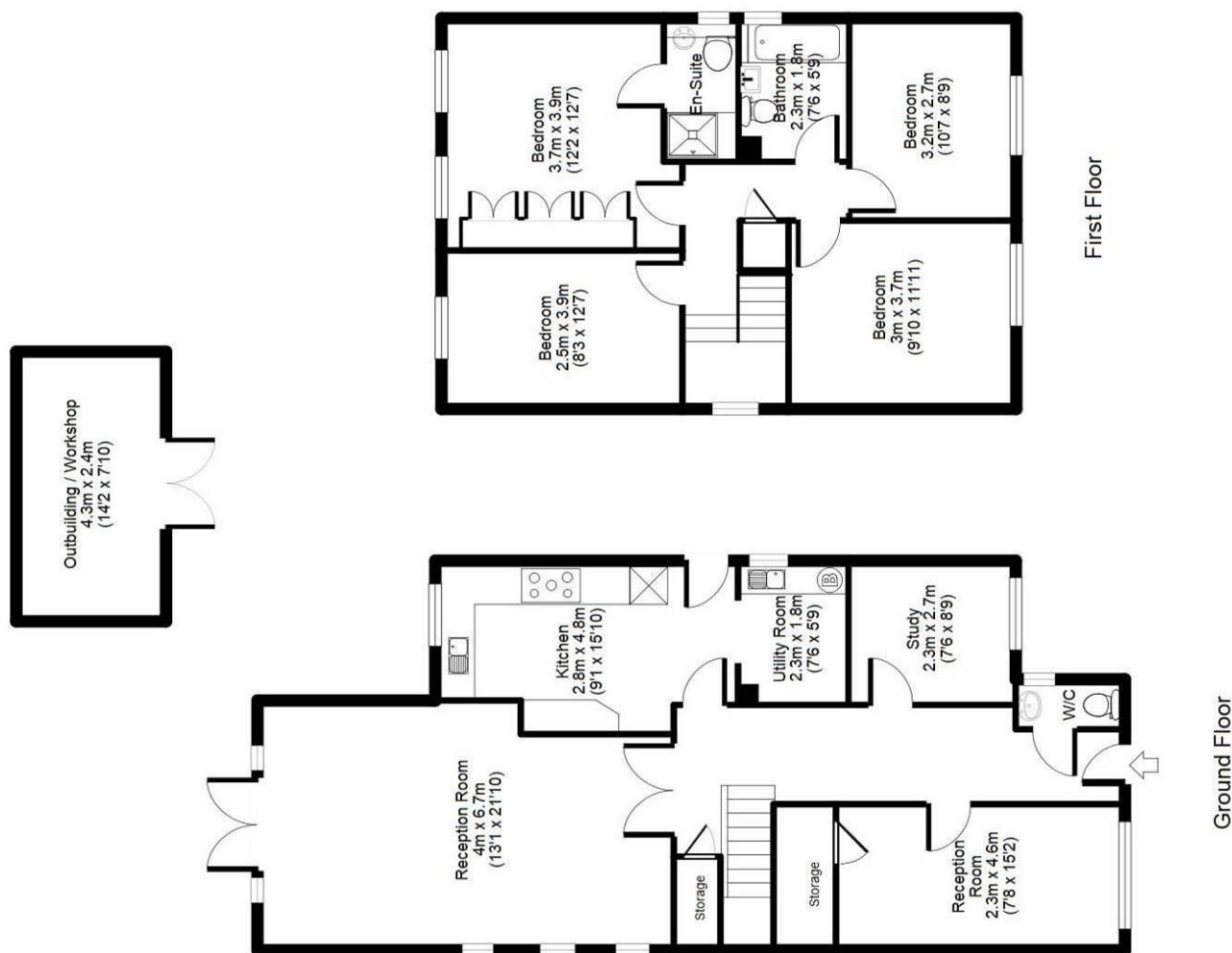
Energy Performance Graph



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



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. Det2698

Visit us or email us at:

www.jeanhennighanproperties.co.uk

enquiries@jeanhennighanproperties.co.uk

