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**LINDEN HOUSE, RIVERSIDE AVENUE,
BROXBOURNE, HERTFORDSHIRE, EN10 6RA.**



Needing to be seen to be fully appreciated, this thoughtfully extended, and beautifully modernised detached family home offers spacious accommodation, featuring four/five double bedrooms and three bathrooms. Designed with flexibility in mind, it caters to multi-generational living, with level wheelchair access to the ground floor and throughout the garden, and is ideal for those seeking a home with an annex.

Situated on one of Broxbourne's most sought-after private roads, the property boasts off street parking for several vehicles, a stunning rear garden extending beyond 110ft, two metal garden sheds/stores, a superb summer house offering versatile usage and a secluded bonfire area.

Set amidst the tranquil surroundings of the Lea Valley Nature Reserve, the home enjoys a peaceful, semi-rural feel while remaining conveniently located just a short walk from Broxbourne British Rail Station. The station provides fast and frequent connections to London Liverpool Street, Stansted Airport and Cambridge. Highly regarded primary and secondary schools are within easy reach, alongside local shops catering to everyday needs.

The Lea Valley presents an abundance of leisure and sporting opportunities, complemented by numerous country and riverside walks, many with a charming pub or two along the way.

SUMMARY OF ACCOMMODATION

GOOD SIZE RECEPTION HALL

CLOAKROOM

SUMMARY OF ACCOMMODATION CONTINUED

- *COMPREHENSIVELY FITTED KITCHEN/BREAKFAST ROOM**
- *SPACIOUS SITTING/DINING ROOM WITH FULL WIDTH BI-FOLD DOORS AND LEVEL ACCESS TO THE GARDEN**
- *ADDITIONAL GOOD SIZE SITTING/DINING ROOM, PROVIDING A VARIETY OF OPTIONS FOR USE, AND ORIGINALLY DESIGNED TO FORM PART OF THE ANNEX**
- *BEDROOM FIVE/HOME OFFICE WITH EN-SUITE WET ROOM**
- *SPACIOUS PRINCIPAL BEDROOM WITH QUALITY FITTED EN-SUITE SHOWER ROOM**
- *THREE FURTHER GOOD SIZE DOUBLE BEDROOMS**
- *FAMILY BATH/SHOWER ROOM**
- *DOUBLE GLAZED WINDOWS AND DOORS**
- *GAS FIRED CENTRAL HEATING**
- *BLOCK PAVED DRIVEWAY PROVIDING OFF STREET PARKING**
- *BEAUTIFULLY MAINTAINED GARDEN IN EXCESS OF 110 FEET WITH A SECRET BONFIRE AREA**
- *SUPERB SUMMER HOUSE PROVIDING A VARIETY OF OPTION FOR ALTERNATIVE USE**

Steps lead up to a woodgrain-effect composite door with contemporary courtesy lighting, leading to:



Reception Hall (23'7 x 7'1) *Recessed LED spotlighting, dental block coving, wall-mounted central heating thermostat, dado rail, two-pole radiator and solid wood flooring. Staircase to the first floor with timber handrail, decorative newel posts and panelled doors to bedroom five/home office, main sitting/dining room, additional sitting/dining room, kitchen, and:*

Cloakroom (9'9 x 3'2) *Fitted with a close-coupled W.C. and square wash basin with chrome mono-bloc tap and cupboard below. Recessed LED spotlighting, extractor fan, chrome heated towel rail and slate-effect tiled flooring.*

Kitchen/Breakfast Room (18'3 x 9'11) *A comprehensively fitted space featuring oak wall and base units, granite work surfaces with decorative tiled splashbacks and breakfast bar. Designed to accommodate two families, the kitchen includes a range of appliances to include: two integrated fridges, an integrated freezer, an American-style fridge/freezer, an integrated dishwasher, recesses with plumbing for two washing machines and a Rangemaster dual-fuel range with a five-ring gas hob and illuminated extractor canopy above. Double glazed window to front, recessed LED spotlighting, full height two-pole radiator and porcelain tiled flooring. Obscure double-glazed door to the side.*



Main Sitting/Dining Room (24'8 x 16') Full width double glazed bi-fold doors offering level access to the garden. Skylight window, four wall light points, underfloor heating control, TV point and porcelain wood-effect tiled flooring with underfloor heating.



Second Sitting/Dining Room (28'4 x 11'3) Originally part of the annex, this space also features a full width bi-fold door with level access to the garden. A pewter fireplace with a decorative surround and mantel sits on a slate hearth. Skylight window, recessed LED spotlighting, coved ceiling, two two-pole radiators and TV point.



Bedroom Five/Home Office (11'1 x 9'7) Originally the bedroom for the annex. Double glazed window to front with two pole radiator below. Coved ceiling, recessed spotlighting, high level cupboard housing the fuse board and solid wood flooring. Sliding pocket door leading to:



En-Suite Wet Room (9'7 x 4'11) Tiled in quality porcelain and featuring a wide square wash basin with chrome mono-bloc tap and drawers below, close coupled W.C. and shower area with chrome thermostatically controlled hand shower, drencher unit, curtain and rail. Obscure double glazed window to side, recessed spotlighting, chrome heated towel rail and slate-effect tiled flooring.

First Floor

Landing (9'3 x 6'11) Double width airing cupboard housing a large 300 litre pressurised hot water cylinder, two hot water pump and slatted shelving. Access to a boarded loft with electric light connected. Panelled doors leading to bedrooms and family bathroom.

Bedroom One (14'2 x 11'10) Double glazed window to front with two-pole radiator below. Panelled door leading to:



En-Suite Shower Room (7'11 x 6'9) Tiled in quality porcelain with a wide square wash basin featuring a chrome mono-bloc tap and drawer below, low flush W.C. with hide away cistern, and walk in thermostatically controlled shower with drencher unit, hand shower attachment, and glass wall. Obscure double-glazed window to side, recessed spotlighting, and contemporary heated towel rail.



Bedroom Two (16'10 x 9'10) Double glazed window to front with two-pole radiator below. Recessed LED spotlighting, TV point, and deep built-in double wardrobe.



Bedroom Three (13'11 x 10'11) Double glazed window to rear overlooking the garden, with two pole radiator below. Built-in double wardrobe and TV point.



Bedroom Four (11'2 x 10'11) Double glazed window to front overlooking the garden, with two-pole radiator below. Built-in double wardrobe.

Family Bath/Shower Room (6'9 x 6'7) Tiled in marble-effect porcelain, featuring a sculptured wash basin with chrome mono-bloc tap and drawers below, low flush W.C. with hide-away cistern and panelled bath with chrome mixer tap, hand shower and drencher unit with glass screen. Obscure double-glazed window to side, recessed spotlighting, contemporary chrome heated towel rail and matching porcelain tiled flooring.



Exterior

Approached via a block-paved driveway offering off-street parking for numerous vehicles. Mature shrubs line one side, while the opposite side is fenced.

A standout feature of this superb home is its meticulously maintained, large than expected rear garden, extending beyond 110ft. Directly behind the property, a wide paved sun terrace offers an inviting space for outdoor relaxation, with steps and a ramp (which is wheelchair accessible) leading down to the lawn. The garden itself is predominantly laid to lawn, bordered by well-established flowering shrub beds that provide vibrant colour and seasonal interest throughout the year. A gravel pathway guides leads to the rear, where the garden expands to accommodate two metal garden sheds/stores. At the foot of the garden, a newly constructed summer house offers versatile usage options, while tucked discreetly behind it lies a secluded bonfire area, perfect for quiet evenings outdoors.



Summer House/Gym (16' x 8') Providing a variety of options for alternative use. With double glazed windows and door to front. Independently fused with power and light connected.



COUNCIL TAX BAND. G

PRICE: £1,050,000. FREEHOLD

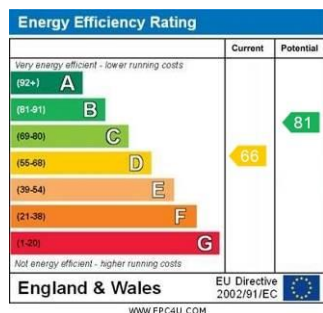
Floor Plans

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

Approximately 2204 square feet



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. Det2699

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