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**BLACKADDER COTTAGES, NAZEING ROAD, NAZEING,
ESSEX, EN9 2HX.**

NO UPWARD CHAIN, UNIQUE AND FULL OF CHARACTER COTTAGE



Truly unique two double bedroom semi detached cottage oozing with character and charm with a real homely feel and delightful south facing rear garden. Surprising bright and spacious, the property over recent years has been greatly improved and extended to the ground floor, with an additional loft room flooded with natural day light, the cottage still has the potential for further enlargement subject of course to the necessary planning consents.

Blackadder Cottage enjoys an ideal location, situated within easy access of Broxbourne and Nazeing and the amenities they both have to offer with the additional bonus of the Lea Valley nature reserve literally on the doorstep. Transport links by major roads and rail are convenient with Broxbourne BR station with a service to London and the home counties is just a few minutes drive.

Early viewing of this charming cottage is strongly advised.

SUMMARY OF ACCOMMODATION

RECEPTION HALL

SITTING ROOM

BRIGHTLY COLOURED KITCHEN/BREAKFAST ROOM

SUMMARY OF ACCOMMODATION CONTINUED

DINING/FAMILY ROOM WITH OPEN FIREPLACE

LAUNDRY ROOM

GROUND FLOOR SHOWER ROOM

TWO DOUBLE BEDROOMS

LOFT/HOBBIES ROOM WITH NATURAL DAYLIGHT

GAS CENTRAL HEATING

Upvc DOUBLE GLAZING SOME WINDOW WITH SHUTTERS

DELIGHTFUL SOUTH FACING REAR GARDEN

OFF STREET VEHICLE PARKING PLUS SMALL GARAGE AND COURTYARD

White uPVC entrance door with feature diamond shape glazed inlay with decorative façade surround.



RECEPTION HALL Oak flooring, spotlighting, and a turning staircase leading to the floor landing with ornate balustrade and hardwood hand rail. Spotlighting and decorative coved ceiling. Bespoke radiator cover, recess cloaks hanging space, telephone point and wall mounted central heating controls. Opening to the kitchen/breakfast room and French multi paned doors to the Sitting room. Further doors to deep understairs storage cupboards one housing the electricity meter. Further door to large built in storage cupboard.

SITTING ROOM 11'11 x 10'11 Wide leaded light bay window to front fitted with plantation shutters. Egg and dart coved ceilings with spotlighting. Oak flooring, dado rail and bespoke radiator cover, media and television points. Wide archway with regency style detail seamlessly leads to the:



FAMILY ROOM 11'7 x 10'6 Feature cast iron working fireplace with marble hearth, wooden surround and mantel with mirror above. Decorative coving and spotlighting, oak flooring, dado rail and bespoke radiator cover, wide archway with regency detail leading to the:

DINING ROOM 8'5 x 8'9 Leaded light side panels either side of French doors leading out onto the sun terrace. Decorative coving, spotlighting, oak flooring and dado rail. Second entrance leading to the:



BRIGHT AND SUNNY KITCHEN/BREAKFAST ROOM 17'10 x 6'4 Dual aspect with leaded light windows to side and view over the rear garden. Brightly tiled in quality wall ceramics with high gloss oversized porcelain floor tiles. Wood clad ceiling and spotlighting. Fitted with a range of wall and base units with wood block working surfaces over incorporating Mondolla one and half bowl sink unit with single drainer, chrome mixer tap and additional drinking water tap, cupboard below. Inset four ring hob with oven and grill below, extractor hood above. Integrated fridge and separate freezer. High level rolled steel shelving to one wall with wood block work surface below supported by tubular steels. Radiator with bespoke cover. Breakfast bar offering an ideal spot to sit and enjoy the view over the rear garden. Multi pane door to:



LAUNDRY AREA 4'3 x 3'7 Part glazed door leading to the garden. High gloss porcelain flooring. Worcester gas central heating boiler with shelving and extractor fan. Plumbing for washing machine. Woodblock working surface with tubular steel support. Panelled door to:

SHOWER ROOM Obscure glazed window with leaded light to front, tiled in quality wall and floor ceramics to complement suite comprising double shower with chrome shower unit and rainforest drencher, close coupled w.c. wash hand basin with chrome mixer tap with glass shelf above. Storage cupboard and corner display shelving.

FIRST FLOOR LANDING

Leaded light window to side, doors to bedrooms and bathroom further access via retractable ladder to loft/hobbies room.



PRINCIPAL BEDROOM 17'1 x 11' Two leaded light windows with views over neighbouring countryside, fitted with plantation shutters, coved ceilings, spotlighting, and oak flooring. Fitted range of wardrobes to one wall with glazed detail and matching dressing table. Radiator with bespoke cover, media and telephone points.



SECOND BEDROOM 12' x 8'10' Leaded light window overlooking the rear garden, two built in wardrobes both with double doors. Coved ceiling and spotlighting, wooden flooring and radiator with bespoke cover, pine shelving and telephone point.



BATHROOM 8'11 x 8' Obscure glazed window to rear, spotlighting and coved ceiling. Contrasting over sized tiles with ceramic border complement the black and white tiled flooring. Free standing enamel bath supported on decorative barley twist iron work with chrome mixer tap and shower attachment. Glass walled double shower unit with sliding doors, chrome shower and drencher. Decorative cistern for low flush w.c., bidet and wash hand basin with hot and cold chrome taps supported on cast iron frame, mirror and glass shelf above. Heated towel rail and radiator, shower point and corner mirrored vanity cabinet

LOFT/HOBBIES ROOM 13'8 x 11'1 Sky light Velux windows flood the room with natural daylight. Ample eaves storage cupboards exposed brickwork to recess, light and power connected.



Exterior

The cottage is approached via a wide block paved driveway providing ample vehicle parking with wide steps leading to the front door. Picket fencing and red brick walls to the boundary with a well-established border stocked with mature shrubs. To one side are double wooden gates to small garage/storage area. Carriage lighting and external electric power sockets.

The garage/storage area can be accessed from both the front and rear of the property via a courtyard, there is a stone slab floor and small work bench with power connected.



The Rear Garden

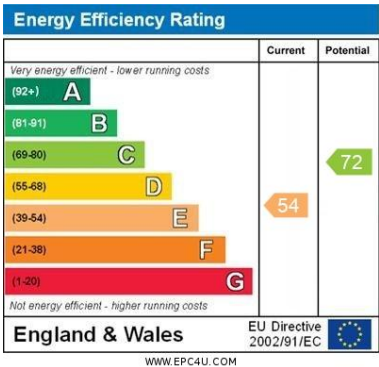
Thoughtfully arranged and enjoying a southerly aspect the garden is a delightful feature of the property, with a wide sun terrace directly behind the property giving access to a pedestrian pathway leading to the side courtyard and allowing a rear entrance to the garage/storage area. A combination of brick walls mature shrubs, trees and fencing provides an excellent degree of seclusion. There is also a storage area for tools to the other side of the property. The first part of the garden is laid to pebbles with a wooden support set up for a hammock, ideal for lazy summer afternoons. Throughout the garden are ornamental flower beds and a brick-built barbeque is located by the terrace, a hessian fence with double gates supported by bamboo leads to the lower garden, laid mainly to lawn, where there was once a productive vegetable plot which can easily be reinstated. A mature weeping willow provides excellent shade for a second terrace with wooden pergola, adjacent to the timber garden shed which has light and electric power socket connections. At night the property and gardens are enhanced by external lighting.



COUNCIL TAX BAND, D

PRICE: £498,000 FREEHOLD

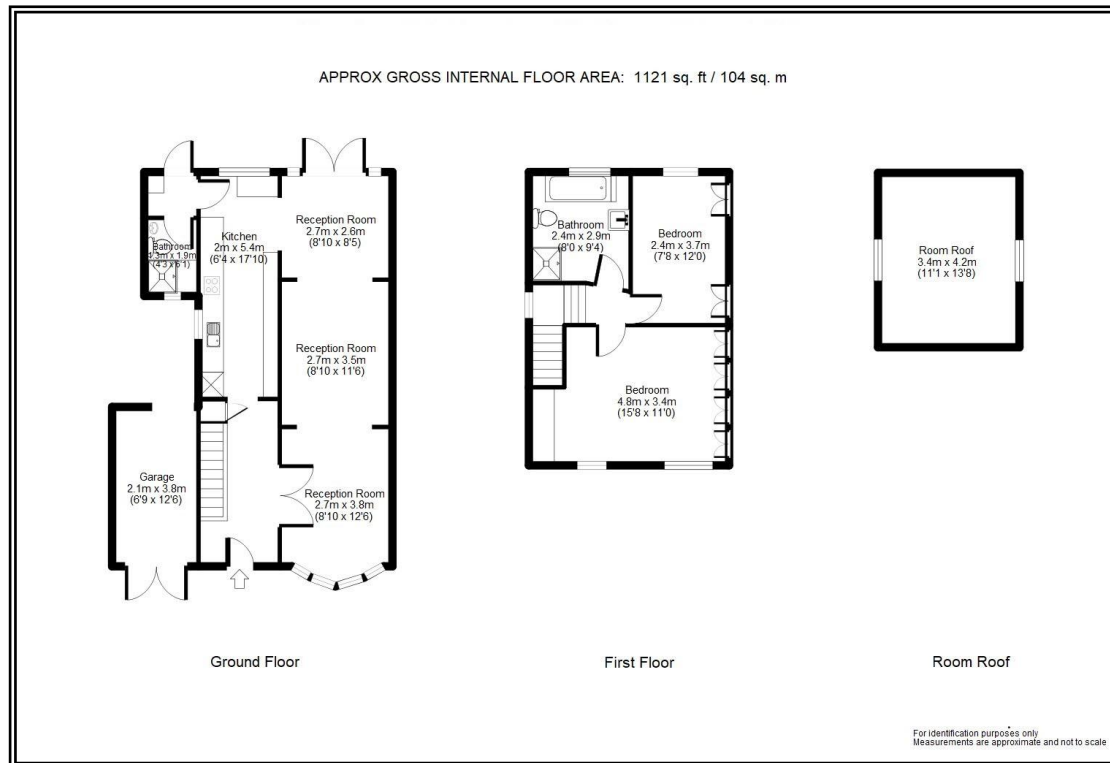
Energy Performance Graph



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 Agents -
please contact: **JEAN HENNIGHAN PROPERTIES** - telephone 01992 445055

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