

EST. 1984



Jean Hennigan Properties

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Broxbourne
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EN10 7NF**



Discretely tucked away in the heart of this thriving historic market town is Bridwell Mews an award winning for architectural design, unique gated development of just five individual nautical themed properties. We are delighted to bring to the market this outstanding three double bedroom town house with private south facing courtyard and superb roof top terrace with town views.

Literally on the doorstep are all the amenities that Hertford has to offer, spoilt for choice with numerous restaurants, eateries, wine bars and pavement cafes. The high street boasts several boutique and independent shops together with larger general stores and a farmers market is regularly held in the square. The commuter is well catered for with excellent transport links by both road with a choice of two British rail train stations.

For those purchasers seeking a unique home in a convenient and private gated location, we would strongly recommend an early viewing

SUMMARY OF ACCOMMODATION

RECEPTION HALL
SPACIOUS CLOAKROOM
KITCHEN/LIVING AREA

SUMMARY OF ACCOMMODATION CONTINUED

THREE DOUBLE BEDROOMS
TWO FAMILY BATHROOMS
DOUBLE GLAZED THROUGHOUT
GAS CENTRAL HEATING
PRIVATE ROOF TOP TERRACE
SECLUDED SOUTH FACING COURTYARD
CAR PORT
GATED MEWS SETTING
CONVENIENT LOCATION IN THE HEART OF THE TOWN

Courtesy lighting either side of a hard wood entrance door with feature nautical style glazed panel affording access to the:

RECEPTION HALL Turning staircase leading to the first floor landing with stainless steel bespoke hand rail and balustrade. Spotlighting, tiled flooring and wall mounted central heating thermostat control. A hard wood door leads to the kitchen with a further door to:

SPACIOUS CLOAKROOM 7'1 x 3'6 Partly tiled with quality wall and floor ceramics to complement a suite comprising: wash hand basin with monobloc tap and close coupled w.c. there is also a custom built in shelved storage unit with folding doors. Spotlighting, extractor fan, radiator and wall mounted mirror.



KITCHEN 13' X 8'10 Fitted with a range of wall and base units with ample granite stone working surfaces over, incorporating a one and half bowl stainless steel sink unit with mixer tap and cupboard below. Stainless steel CDA stove range with two ovens and five ring gas hob, glass and steel extractor hood above. Concealed by matching facias are appliances including: fridge and freezer, dishwasher and space for microwave. Spotlighting and underfloor heating controls.



LIVING AREA 13'2 x 9'8 Sliding patio doors lead out to a private south facing courtyard with decking, enhanced at night by external lighting. Tiled ceramic flooring.



FIRST FLOOR LANDING Window with front aspect and turning staircase to the second floor landing with bespoke stainless steel handrail and matching balustrade. Spotlighting and wall lighting. Central heating controls and hardwood doors leading to bedrooms and bathroom with two sets of double doors to built in airing and storage cupboard housing the JAB Duplex Unvented cylinder and Honeywell programmer.

SECOND BEDROOM 13'2 x 12'2 Window with view over the courtyard below. Radiator.

THIRD BEDROOM 14'7 x 8'5 Window overlooking front aspect with radiator below.



BATHROOM 7'2 x 5'11 High level window with obscure glass to side. Partly tiled in high gloss wall ceramics to complement matt finished tiled flooring and suite comprising: tiled panelled bath with mixer tap and chrome shower unit. Built in wash hand basin with mixer tap, cupboard with double doors below, granite effect shelf and close coupled w.c. with concealed cistern. Wall mounted mirror, spotlighting and extractor fan. Wall mounted heated towel rail.



BRIGHT AND SPACIOUS SECOND FLOOR LANDING Dual aspect with window to front and glazed door leading to the roof top terrace. Radiator, spotlighting and wall light point. Hardwood doors to principal bedroom and bathroom with a further two sets of double doors to built in storage cupboard housing the washing machine and Vaillant gas central heating boiler.



PRINCIPAL BEDROOM 13'1 x 12'2 Bright with window overlooking the courtyard and radiator below, television and media points

BATHROOM 7'2 x 5'11 High level window to side with obscure glazing. Partly tiled in quality wall and floor ceramics to complement suite comprising: tiled panel bath with mixer tap, shower unit and glass screen, wash hand basin with chrome mixer tap and cupboard below with double doors. Granite effect shelf, close coupled w.c. with concealed cistern. Spotlighting, wall mounted mirror and heated towel rail.



EXTERIOR



SOUTH FACING COURTYARD Secluded old stock brick walled courtyard with decking and wrought iron fixings for hanging baskets. Power supply. At night the courtyard is enhanced by external lighting.

STUNNING ROOF TOP TERRACE With parapet walls and open square access roof with sky views, and additional views overlooking the town, once again at night the terrace is enhanced by external lighting.



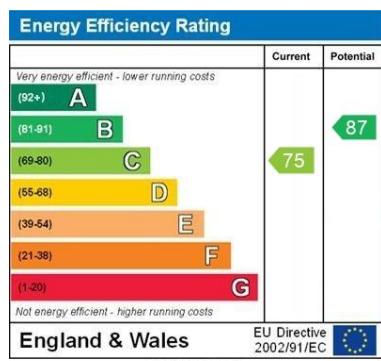
PRIVATE CARPORT 15'11 x 7'10 With block paved flooring and light connected.



COUNCIL TAX BAND E

PRICE: £529,995 FREEHOLD

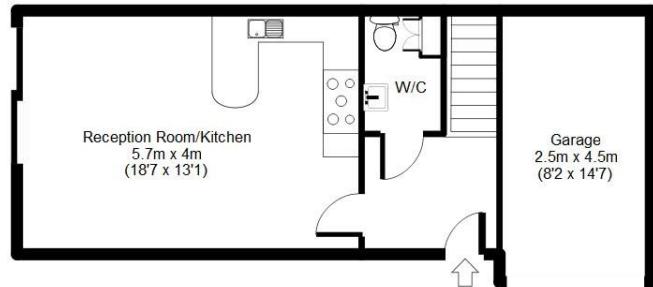
Energy Performance Graph



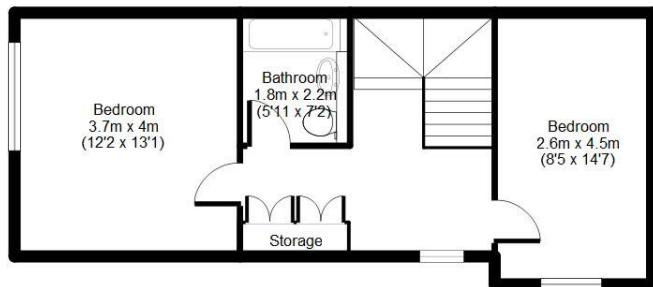
The full Energy Performance Certificate can be viewed at our office or a copy can be requested via email

Floor Plans

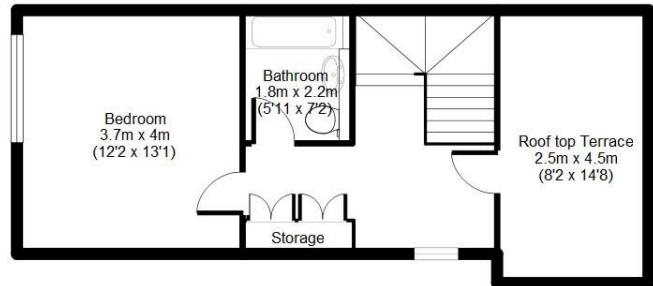
These drawings are not to scale and should be used for observational purposes only



Ground Floor



First Floor



Second Floor

Redress Scheme: - *The Property Ombudsman* - www.tpos.co.uk



VIEWING: By appointment with Owners 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 Hennigan 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. Det2704

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