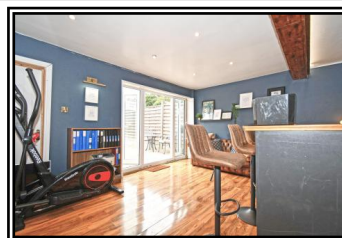
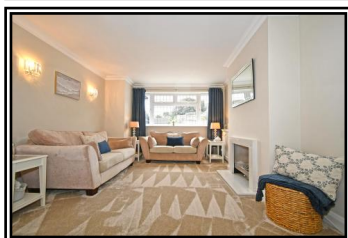


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***60 High Road
Broxbourne
Hertfordshire
EN10 7NF***

Having been in the same family for almost twenty-five years, this beautifully presented mid terraced property offers truly outstanding and surprisingly spacious, light and airy accommodation, with a layout that has been thoughtfully planned and arranged over three floors. The delightful rear garden has been landscaped with low maintenance in mind, allowing extra time to spend in the super detached garden bar and gym.

Situated on the edge of the popular town of Hoddesdon, and next to the bowling green, the property enjoys the best of both worlds, being within a short stroll of open countryside and woodland, whilst all the amenities that the busy market town centre offers are within walking distance. Transport links by both road and rail are easily accessible. Highly regarded schools and colleges are close by.

For those purchasers seeking a 'turnkey' property in a quiet and convenient location to suit all the family, should really consider an early viewing of this exceptional home.

SUMMARY OF ACCOMMODATION

- *GOOD SIZE RECEPTION HALL*
- *POTENTIAL CLOAKROOM*
- *DELIGHTFUL SITTING ROOM*
- *QUALITY FITTED KITCHEN*
- *GOOD SIZE DINING/FAMILY ROOM*

SUMMARY OF ACCOMMODATION CONTINUED

FIRST FLOOR LANDING WITH STUDY

FOUR DOUBLE BEDROOMS

FAMILY BATH/SHOWER ROOM

FAMILY SHOWER ROOM

GAS FIRED CENTRAL HEATING

DOUBLE GLAZED WINDOWS AND DOORS

LANDSCAPED LOW MAINTENANCE 60FT REAR GARDEN WITH DETACHED BAR/GYM ROOM

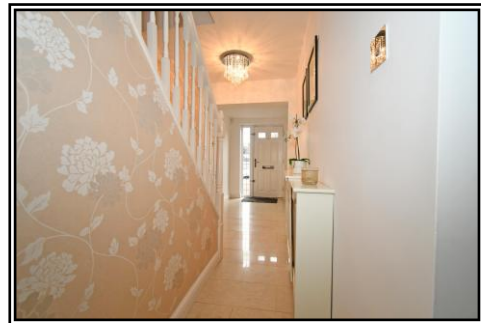
BLOCK PAVED DRIVEWAY PROVIDING PARKING

**FRONT OFF STREET PARKING FOR TWO VEHICLES **

ADDITIONAL STORAGE TO THE REAR OF BAR/GYM

A composite door with double glazed side window and contemporary courtesy light affords access to:

GOOD SIZE RECEPTION HALL 19'10 x 7'2 Staircase leading to the first floor landing with timber handrail and decorative balustrade and newel posts. Wall mounted central heating thermostat, enclosed radiator and polished marble flooring. Panelled doors to sitting room and:



RECEPTION HALL – STORAGE CUPBOARD Originally a cloakroom that can easily be reinstated. Part tiled walls, recess spotlighting, cloaks hanging space and open fronted cupboard housing the electric meter and fuse board.

DELIGHTFUL SITTING ROOM 16'8 x 12'1 Double glazed window to front and feature contemporary gas living flame fire with marble surround and hearth. Decorative coved ceiling, two wall light points, enclosed radiator, media and telephone point connections. Multi pane glazed casement doors to:



QUALITY FITTED KITCHEN 18'1 x 8'6 Fitted with a range of cream high gloss wall and base units with ample illuminated working surfaces and matching splashbacks incorporating stainless steel single drainer sink unit with mixer tap and cupboard below. Recess with plumbing for washing machine and tumble dryer, space with plumbing for American style fridge/freezer, integrated dishwasher and microwave. Electric fan assisted oven and grill with four ring induction hob with illuminated extractor canopy above. Recess spotlighting and Amtico flooring. Wide access leading to:



GOOD SIZE DINING/FAMILY ROOM 16'10 x 9'8 Twin double glazed casement doors leading to the rear garden and sun terrace. Recess spotlighting, radiator, media connections and Amtico flooring.



FIRST FLOORLANDING

LANDING/STUDY 15'11 x 6'4 Double glazed window to front with enclosed radiator below. Turning staircase leading to the second floor landing with timber handrail, decorative balustrade and newel posts. Panelled doors lead to bedrooms one, two and family bathroom.





BEDROOM ONE 12'3 x 11'3 (max) Double glazed window to rear with radiator below. Range of fitted, full height, mirror fronted wardrobes providing ample hanging and storage together with housing for a television.

BEDROOM TWO 12'5 x 11'7 Double glazed window to front with radiator below. Television and media points.



FAMILY BATH/SHOWER ROOM 8'7 x 6'4 Partly tiled in decorative ceramics with contemporary suite comprising; square wash hand basin with chrome mono-block tap, low flush w.c. with hide away cistern, walk-in shower cubicle with thermostatically controlled shower and panelled bath with chrome mixer tap and hand held shower. Obscure double-glazed window to rear, recess spotlighting, chrome heated towel rail and porcelain tiled flooring.

SECOND FLOOR

LANDING Double glazed Velux skylight window to front and panelled doors to bedrooms three, four and shower room.

BEDROOM THREE 12'9 x 9'10 (max) Two double glazed Velux skylight windows to front and a range of fitted, full height, wardrobes with mirrored sliding doors providing ample hanging and storage facilities also housing for a television. Recess spotlighting, radiator, wood effect flooring and two eave storage cupboards, one housing the gas fired combination boiler.





BEDROOM FOUR 11'6 x 8'8 (max) Double glazed window with views over the landscaped rear garden and bowling green with radiator below. Wood effect flooring.

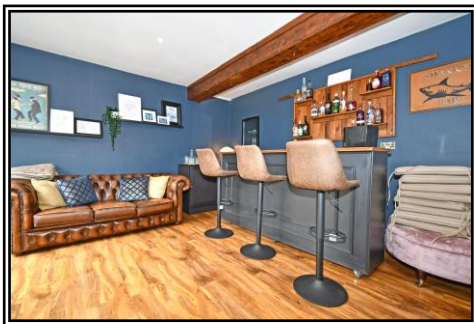
FAMILY SHOWER ROOM 8'6 x 5'7 (l-shaped) Partly tiled in marble effect porcelain with suite comprising; pedestal wash hand basin with chrome mono-bloc tap, close coupled w.c. and walk-in shower cubicle with thermostatically controlled shower and glazed screen. Obscure double-glazed window to rear, recess spotlighting, extractor fan, chrome heated towel rail and wood effect flooring.



EXTERIOR

The property is approached via a block paved driveway which is bordered on either side by low level brick walls and provides off street parking for two vehicles.

A real feature of the property is the rear garden, arranged over two levels, thoughtfully designed and enclosed with decorative wood fence panelling. The low maintenance garden is laid principally to artificial lawn, with wide stepping stone central path. Directly behind the property is a generous sized quality paved sun terrace and offers an ideal place for alfresco dining or sunbathing. An additional paved terrace can be found at the end of the garden with a wooden pergola lending itself to shade for a hot tub. There is an external water supply and at night the gardens and property are enhanced by carriage and spotlighting.



DETACHED BAR/GYM 16'9 x 9'7 Double glazed French doors with matching glazed side panels and wall lighting either side plus an (additional single door which could be reinstated) provides access to a fully fitted bar room with custom built bar, seating area, built in chilling fridge for beer and wine plus a space for large wall mounted television. The heavy cross ceiling beam adds character and flooring is wood effect. Panelled door leads to a storage space 16'9 x 7' (Access afforded via a service road to the rear) with metal up and over door, light and power connected, there is also ample storage shelving.

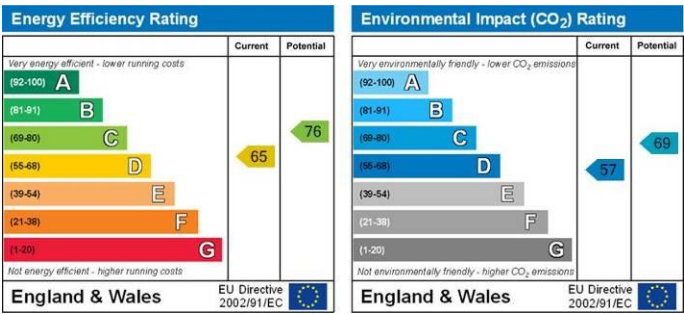
COUNCIL TAX BAND. D

PRICE: £610,000. FREEHOLD

VIEWING: By appointment with Owners Sole Agents -
please contact: JEAN HENNIGHAN PROPERTIES - telephone 01992 445055



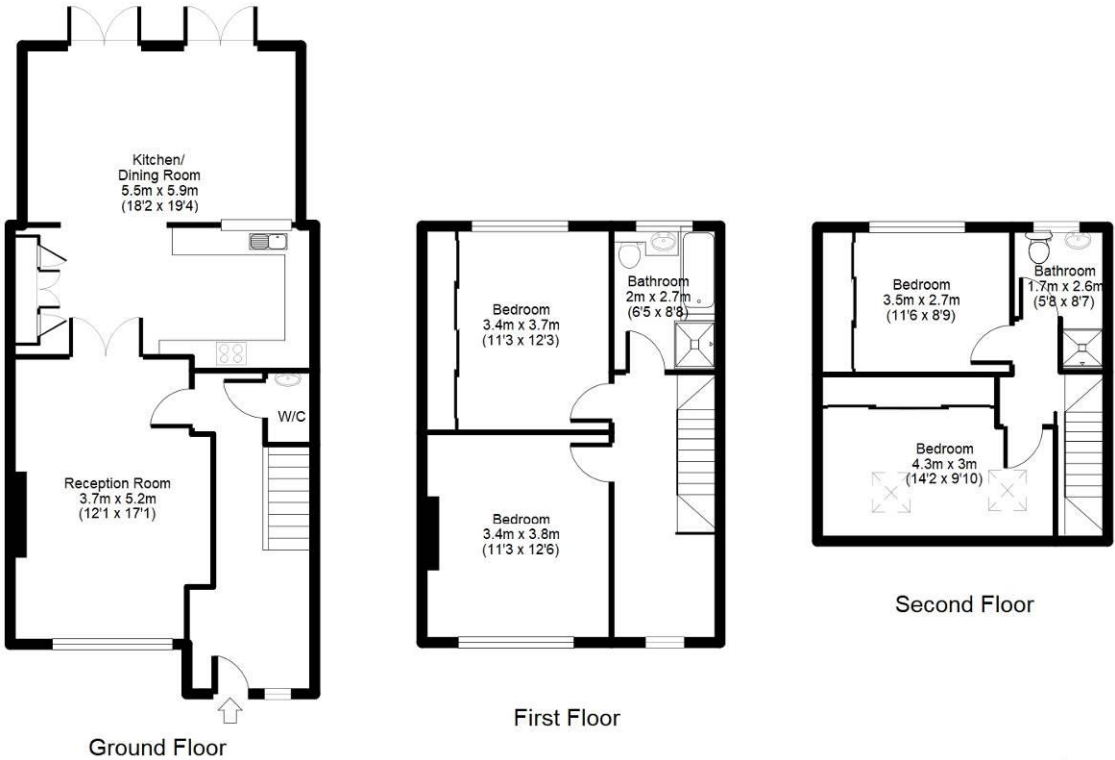
Energy Performance Graph



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



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 perspective 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. Det2487

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