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

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**'AVENEL' OLD NAZEING ROAD,  
BROXBOURNE, HERTFORDSHIRE, EN10 6RF.**

**Bungalow With 175ft South Facing Rear Garden & Potential To Extend**



*Enjoying an enchanting 175ft south-facing rear garden, this truly unique three-bedroom bungalow has been cherished by the same family for over thirty years.*

*Although it is a single-storey dwelling, the accommodation is thoughtfully arranged over various levels, creating a charming cottage-style feel, and still offers the potential to further extend the current footprint, subject to the necessary consents.*

*'Avenel' is ideally situated within the catchment area of highly regarded schools and close to all the amenities Broxbourne has to offer, including a bustling high street shopping parade. The Lea Valley Nature Reserve is quite literally on your doorstep, along with boating lakes and a rowing club. Broxbourne British Rail Station is within a short walk and provides a direct service to London's Liverpool Street in under half an hour. Additionally, the local Crown Public House offers a perfect spot to unwind after a pleasant walk along the River Lea*

**SUMMARY OF ACCOMMODATION**

**\*RECEPTION HALL\***

**\*SHOWER & CLOAKROOM\***

**\*SITTING ROOM WITH WOOD BURNER\***

**\*DINING ROOM\***

## SUMMARY OF ACCOMMODATION CONTINUED

*\*KITCHEN WITH VAULTED CEILING\**

*\*THREE BEDROOMS\**

*\*LAUNDRY ROOM\**

*\*STUDY\**

*\*GAS CENTRAL HEATING\**

*\*DOUBLE GLAZEING & GAS CENTRAL HEATING\**

*\*175ft REAR GARDEN\* \*TRIPLE TANDUM WORKSHOP\**

*\*GOTHIC STYLE SUMMER HOUSE\**

*\*CARRIAGE DRIVEWAY & GARAGE\**

*A timber pergola lends itself to a display of climbing plants including a colourful display of 'red robin' and offers a decorative pathway leading to a wide covered entrance porch with courtesy lighting. A partly glazed hardwood entrance door with matching side light affords access to the:*

**RECEPTION HALL** *Coved ceiling and radiator. Multi paned door to the sitting room with further panelled door leading to the:*

**SHOWER ROOM** *8' x 5' Obscure glazed window to rear. Tiled in quality wall and floor ceramics to complement a suite comprising a tiled walk-in shower cubical with chrome shower unit and glazed door. Wash hand basin with mixer tap and low flush w.c. Heated chrome towel rail, coved ceiling and spotlighting. Two built-in storage cupboards with white high gloss doors above a recess for the laundry basket.*

**SPLIT LEVEL SITTING ROOM** *23'10 x 16'2 Dual aspect with windows to the side and rear, adjacent sliding patio doors with stunning views over the garden. Feature vaulted ceiling and brick-built fireplace with cast iron wood burner with wooden mantel above, brick hearth and matching display plinth. Two radiators, six wall light points and coved ceiling. Wide opening to the dining room and further panelled door leading to:*



**SECOND BEDROOM** *11'6 x 10'9 Front aspect window with radiator below. Coved ceiling and access to the insulated and boarded loft. Fitted wardrobes with part glazed doors to one wall, matching dressing table and two nightstands.*

**SPLIT LEVEL DINING ROOM** *19'4 x 17'4 Sliding patio doors leading onto the sun terrace with delightful views over the rear garden. Coved ceiling, two wall light points, and radiator. Panelled doors lead to the principal bedroom and bathroom, glazed doors afford access to the third bedroom and laundry room/garage. Archway opening to the:*







**KITCHEN** 10'9 x 9'11 With beamed and vaulted ceiling, dual aspect with windows to side and rear with delightful view. Partly tiled in quality decorative wall ceramics with quarry tiled flooring to complement a range of traditional style solid pine wall and base units with ample illuminated marble effect working surfaces over, incorporating a cream single drainer sink unit with mixer tap and cupboards below. Inset four ring gas hob and built in double oven. Wine storage unit and glazed display cabinet. Appliances with matching solid pine facias include fridge, dishwasher together with the Potterton gas central heating boiler. Television point.

**PRINCIPAL BEDROOM** 13'11 x 13'1 Window overlooking the front garden. Coved ceiling, dado rail and radiator. Fitted wardrobes to one wall with part glazed doors.



**THIRD BEDROOM** 11'6 x 8'5 Window to front with radiator below and coved ceiling. Fitted wardrobes to one wall incorporating the airing cupboard housing the hot water cylinder and ample linen shelving above.

**BATHROOM** 7'11 x 5'10 Feature decorative stained glass window to side. Tiled in quality wall ceramics with ornate borders to complement a suite comprising a wood panelled bath with mixer tap and shower attachment, low flush w.c. and wash hand basin with mixer tap and cupboards below. Wall mounted mirror fronted cabinet with glass display shelving on either side, spotlighting and wood effect flooring.



**LAUNDRY ROOM AND GARAGE** 23'6 x 8'7

With metal up and over door, light and power connected. Windows either side of French doors that lead to the garden. Fitted with wall and base units with working surfaces over, additional space for under counter fridge and freezer. Feature exposed old stock brick wall. Plumbing for washing machine and space for tumble dryer. Staircase with wooden handrail leading to:



**STUDY/HOBBIES ROOM** 12'5 x 8'2 Providing a variety of options for alternative use. Velux skylight window and eaves storage cupboards.



## EXTERIOR

*The front of the property is approached via a block paved carriage driveway with wide borders stocked with a section of mature shrubs, flowering plants and perennials. The courtyard is accessible from the garage/laundry room and is an ideal spot from where to store the wheelie bins there is a water connection and access to the triple tandem workshop via a pair of wooden garage doors. A wrought iron gate provides access to the rear garden.*

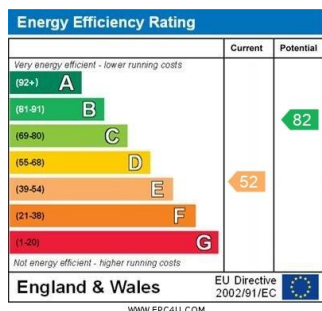
*The garden enjoys a southerly aspect and is laid to lawn extending to 175ft and is a fine feature of the property with pathways discovering something different at every turn. There is a triple pond divided by a stone bridge (two of the ponds can be easily reinstated together with the waterfall) located to one side of the garden and is shaded by a large conifer tree. Panelled fencing and mature shrubs provide an excellent degree of seclusion. The bespoke gothic style stone-built summer room has a peg tiled roof and has been standing proudly for many years and is a central feature of the garden. The trellis and bower provide support for flowering climbers and leads to another terrace with a greenhouse. Bordering the square lawned area are tree lined paths with productive fruit trees including rich Victoria plum, varieties of apple, and pear. To one side of the garden is a wide border and accommodates a large strawberry patch, during the summer months lends itself to a stunning display of poppies. Directly behind the property is a wide paved terrace offering a sunny aspect from where to sit and admire the garden. At night the property and gardens are enhanced by the external lighting.*



COUNCIL TAX BAND E

**PRICE: £865,000. FREEHOLD**

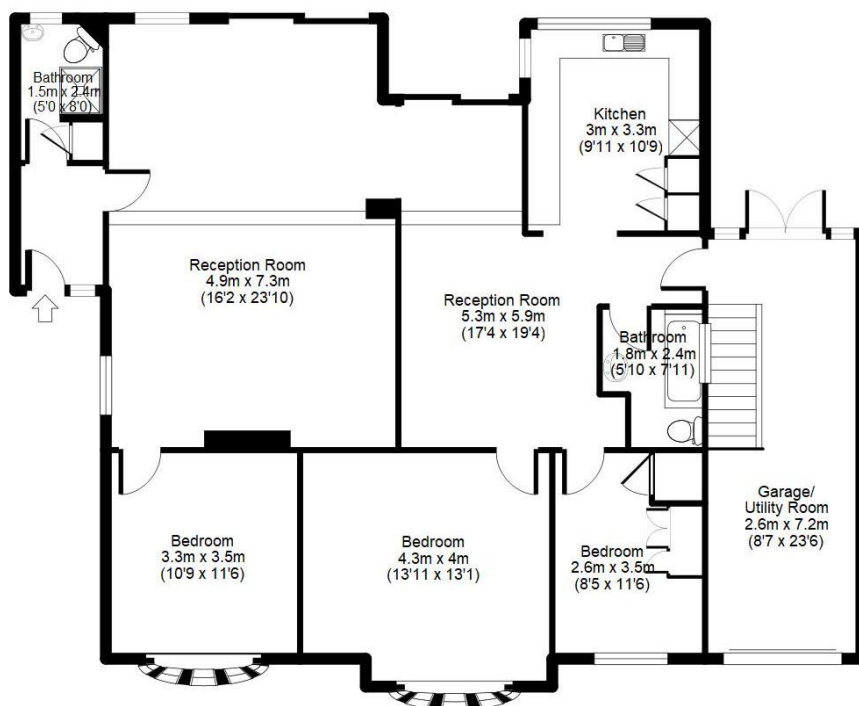
## Energy Performance Graph



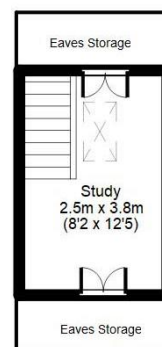
The full Energy Performance Certificate can be viewed at our office, or a copy can be requested via email

## Floor Plans

APPROX GROSS INTERNAL FLOOR AREA: 1541 sq. ft / 143 sq. m incl Garage



Ground Floor



First Floor

For identification purposes only  
Measurements are approx and not to scale

Redress Scheme: - The Property Ombudsman - [www.tpos.co.uk](http://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 driver's 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. Det 2696

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