



**Grade II listed home**

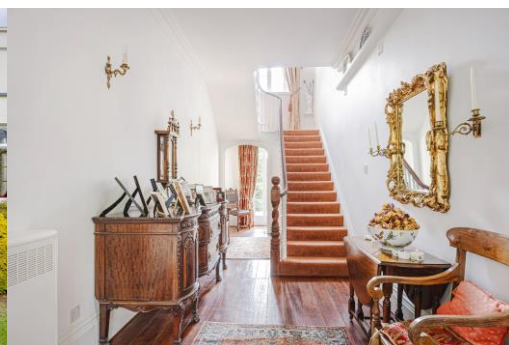
**Six Bedrooms**

**Sought After Location**

**Wonderful Views**

**Annexe Potential**

**Solar Panels**



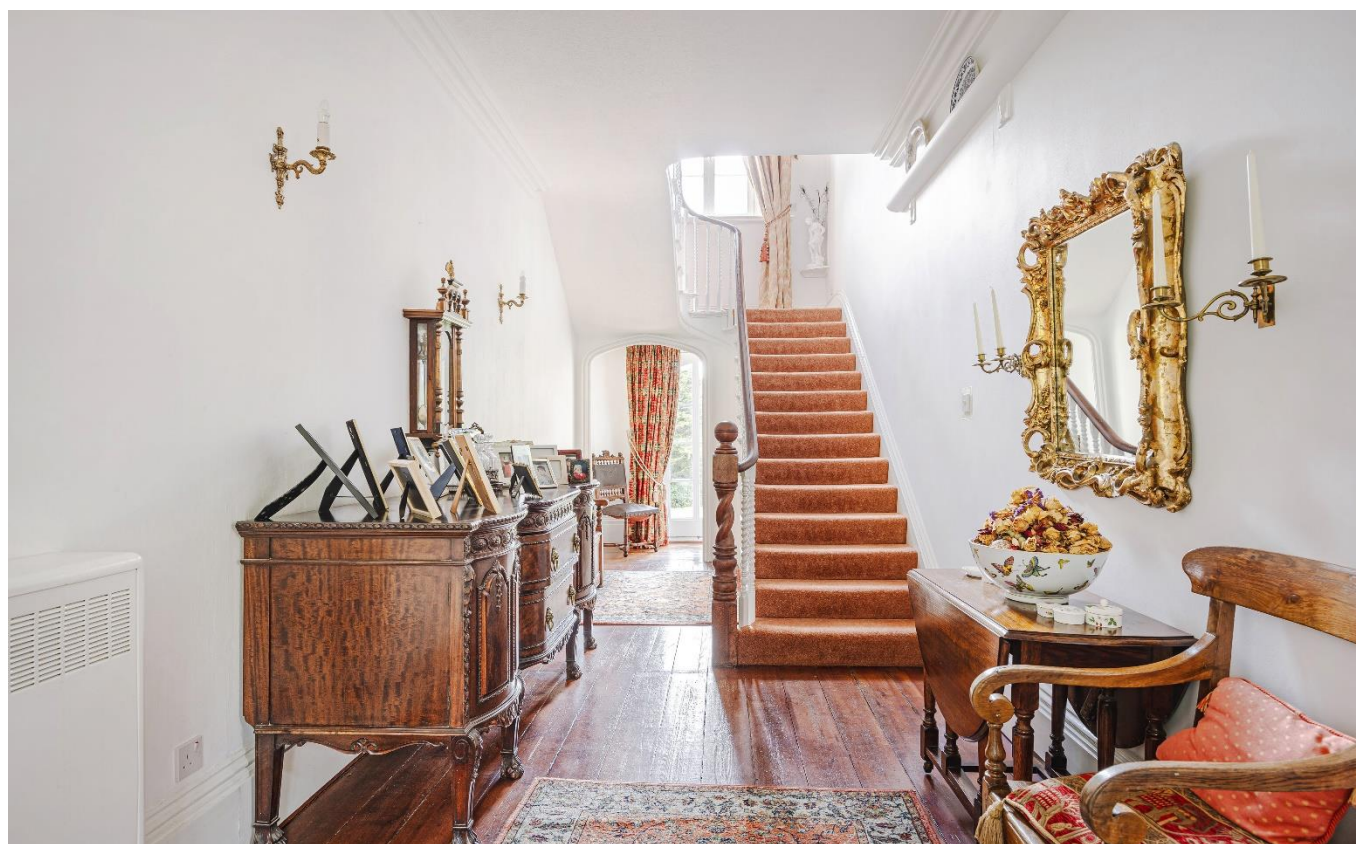
**2 Beaumont Manor Beaumont Road**  
Broxbourne, EN10 7QJ

**Offers in Excess of  
£900,000**



Thomas Childs and Co are delighted to market this mid section of Beaumont Manor, part of a majestic landmark divided in the 1960's to provide three substantial dwellings. A particular feature of the house are its mature gardens and views, these must be visited to truly appreciate the spectacular setting. This six-bedroom Grade II listed home is spread over three floors, you enter via an impressive entrance porch, leading to the grand hallway, the feature staircase has turned wood spindles and certainly sets the tone for the rest of the property. There is a cloaks/boot room area off the hallway and the rest of the accommodation on this floor comprises briefly of a morning room, dining room and kitchen. The first floor has three bedrooms and family bathroom plus the principal bedroom which offers incredible views over the grounds and fields beyond. The lower ground floor, which has previously been used as an independent annexe, ideal for staff, visitors or extended family, comprises of a laundry room, a storage area along with an air vented wine cellar, a kitchen/sitting room and bedroom with an additional bathroom. 2 Beaumont Manor is approached via a communal sweeping gravel driveway providing ample off street parking, there is also a detached double garage within the grounds. At the rear is a covered veranda, an ideal place to sit and take in the views. The residents have an agreement not to fence off their lawns so that they can enjoy the lawned and wooded vistas. This property really does offer a discerning buyer the chance to own and improve a truly wonderful home. Viewings strictly by appointment only





#### MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

#### THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.