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**BRIDGEWAYS, CONDUIT LANE EAST,
HODDESDON, HERTFORDSHIRE, EN11 8DZ.**

*Unique Location Overlooking The Lynch, Admirals Walk Lake
And Open Countryside*



Enjoying a peaceful setting within this highly sought after location, the property benefits from views to the front over this stunning lakeside development known as The Lynch, and far-reaching views over open countryside and Admirals Walk Lake to the rear.

This deceptively spacious four bedroom, two bathroom detached home has remained in the same family since it was built by them in the early 1990s. It is conveniently positioned within walking distance of the busy market town of Hoddesdon, which offers a wide array of shops, leisure facilities and eateries from around the globe.

Commuters are well catered for by both road and rail, with British Rail stations at Rye Park and Broxbourne providing fast and frequent links to London in under half an hour. For the sporting enthusiast, there are several country clubs and golf courses nearby, while the surrounding countryside offers a choice of scenic country and riverside walks, often with a welcoming pub along the way.

SUMMARY OF ACCOMMODATION

RECEPTION HALL

CLOAKROOM

KITCHEN/BREAKFAST ROOM

LAUNDRY ROOM

GOOD SIZE DINING ROOM

SUMMARY OF ACCOMMODATION CONTINUED

SPACIOUS SITTING ROOM

DOGGY PARLOUR PROVIDING A VARIETY OF OPTION FOR ALTERNATIVE USE

GOOD SIZE PRINCIPAL BEDROOM WITH EN-SUITE SHOWER ROOM

THREE FURTHER GOOD SIZED BEDROOMS

**JACK AND JILL BALCONY ENJOYING VIEWS OVER OPEN COUNTRYSIDE AND ADMIRALS WALK LAKE*

QUALITY FITTED FAMILY BATHROOM

GAS FIRED CENTRAL HEATING & DOUBLE GLAZED WINDOWS

LARGE DRIVEWAY PROVIDING OFF STREET PARKING FOR NUMEROUS VEHICLES

SOUTH FACING REAR GARDEN IN EXCESS OF 100', WITH A RAISED ALLOTMENT AND THE RIVER LYNCH TO THE REAR

A panelled door with courtesy lighting affords access to



RECEPTION HALL 14'3 x 7' (max) Turning staircase to first floor with recess beneath, contemporary two pole radiator, telephone point and stone effect tiled flooring. Panelled doors to kitchen/breakfast room, sitting room and:

CLOAKROOM 5'2 x 3'8 Tiled with suite comprising; close coupled w.c. and corner wash hand basin with chrome mono-bloc tap and white high gloss cupboard below. Obscure double glazed window to front, mirror fronted medicine cabinet, chrome heated towel rail and stone effect tiled flooring.



KITCHEN/BREAKFAST ROOM 15'9 x 12'4 (l-shaped) Fitted with a range of high gloss timber effect wall and base units with amply timber working surfaces incorporating sink drainer with mixer tap. Recess with plumbing for dishwasher, space for fridge/freezer and Logik range style cooker with five ring gas hob and illuminated extractor canopy above. Double glazed window to rear overlooking the garden, heated towel rail and stone effect tiled flooring. Panelled door to dining room and further door to:



LAUNDRY ROOM 8'4 x 5'3 With a sink drainer unit inset into working surface with cupboard below and adjoining recess with plumbing below for washing machine. Extractor fan, radiator and stone effect tiled flooring. Double glazed window and door to side, and further door to:.

DOGGY PARLOUR 11'9 x 8' Providing a variety of option for alternative use. With light and power connected and stone effect tiled flooring. Deep cupboard providing storage and housing the Vaillant gas fired combination boiler and fuse board.

GOOD SIZED DINING ROOM 11'1 x 10'8 Double glazed uPVC casement doors to garden. Contemporary radiator and stone effect tiled flooring. Access to:



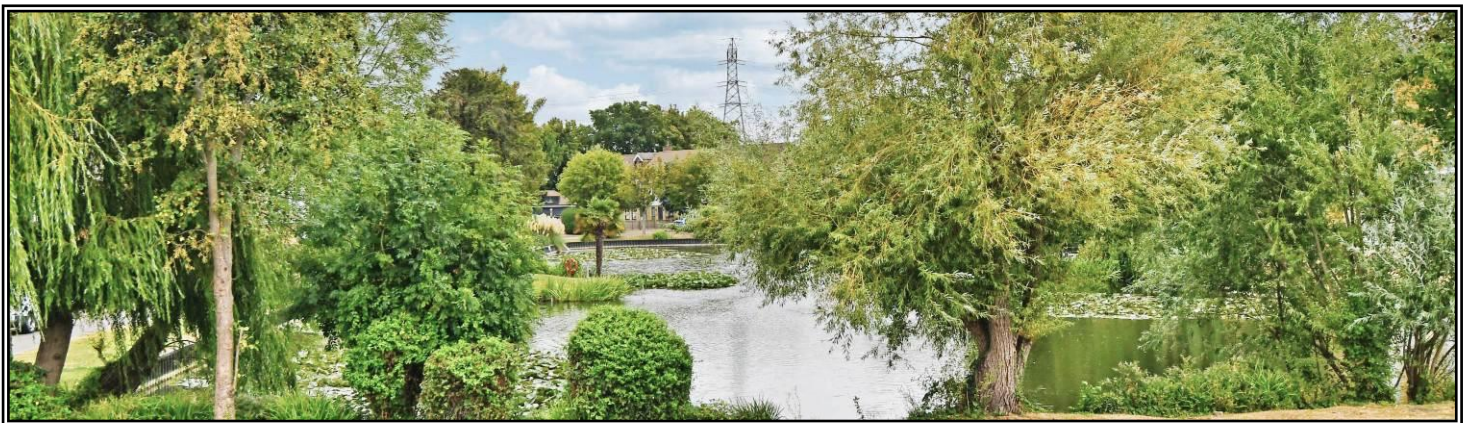
SPACIOUS SITTING ROOM 18'3 x 11'1 (into bay) Double glazed square bay window to front with fitted shutters, and wide display sill below. Wall mounted Hive WiFi controlled central heating thermostat, contemporary radiator, TV point and stone effect tiled flooring. Return panelled door to reception hall.



FIRST FLOOR

LANDING 6'2 x 5'9 Deep storage/linen cupboard, access to loft with light connected and panelled doors to bedrooms and bathroom.

BEDROOM ONE 15'11 x 15'2 (max) Double glazed square bay window to front with fitted shutters overlooking the magnificent lake that the lynch is set around. Feature panelled wall, contemporary radiator, oak wood effect flooring, TV and telephone points. Panelled door to:



EN-SUITE SHOWER ROOM 9' x 3'2 Tiled with suite comprising; pedestal wash hand basin with chrome mono-bloc tap and white high gloss cupboard below, close coupled w.c. and walk-in shower cubicle with thermostatically controlled shower, hand shower and rain forest shower head. Obscure double glazed window to side, extractor fan, chrome heated towel rail and matching stone effect tiled flooring.

BEDROOM TWO 12'4 x 8'4 Double glazed window to front with fitted shutters again overlooking the lake. Deep built-in wardrobe, radiator, oak flooring, TV and telephone points.



BEDROOM THREE 11'10 x 9'4 Double glazed casement doors to Jack and Jill balcony enjoying views over the garden and countryside beyond. Radiator, stripped pine flooring, TV and telephone points.

JACK AND JILL BALCONY 26'10 x 3'5 Enjoying stunning views as far as the eye can see



BEDROOM FOUR 9'4 x 8'6 Double glazed casement doors to Jack and Jill balcony again enjoying views. Fitted full height double wardrobe/storage cupboard, radiator and stone effect tiled flooring.



FAMILY BATHROOM 6'1 x 6'2 Tiled in porcelain with suite comprising; square wash hand basin with chrome waterfall tap and white high gloss double cupboard below, low flush w.c. with hideaway cistern and panelled bath with matching chrome waterfall mixer tap and shower attachment. Double glazed window to rear, extractor fan, recess LED spotlighting, illuminated mirror, contemporary chrome heated towel rail and matching porcelain tiled flooring.

EXTERIOR

Bridgeways borders the lakeside and leads to the long, wide driveway that provides ample parking for numerous vehicles.

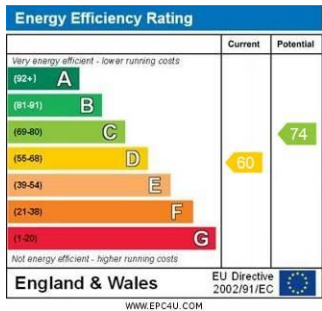
The south-facing rear garden extends to over 100', with the River Lynch creating a striking focal point as it runs through the end of the garden. The garden is principally laid with artificial lawn and enclosed by a combination of fencing and mature trees, offering an excellent degree of seclusion. Directly behind the property is a wide semi circular paved sun terrace, while to the rear is a concrete hardstanding with a garden tool store. Hidden behind low level fencing is a raised allotment that borders the river. Pedestrian access is available to both sides of the property, and there are external water, lighting and power connections.



COUNCIL TAX BAND. F

PRICE: £860,000. FREEHOLD

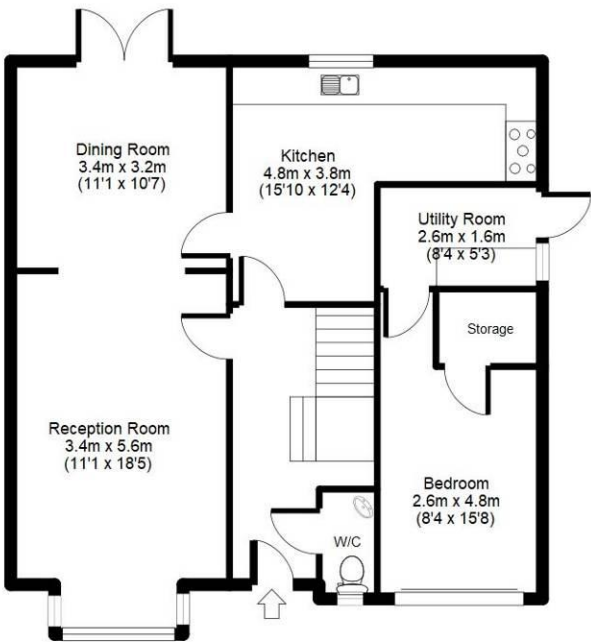
Energy Performance Graph



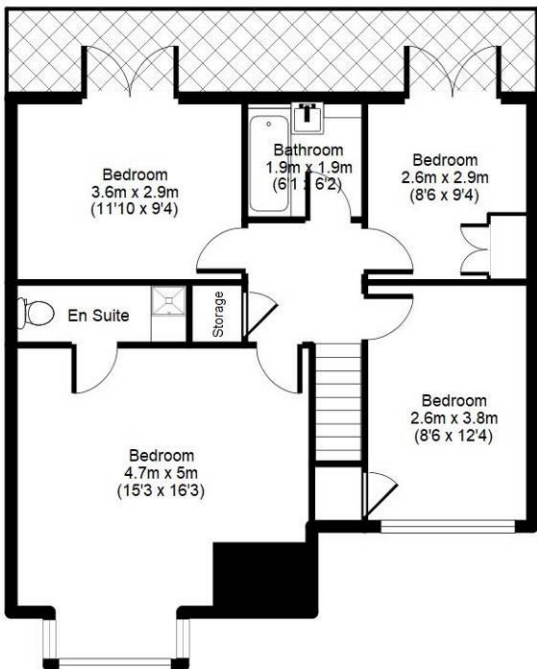
The full Energy Performance Certificate can be viewed at our office or a copy can be requested via email

Floor Plans

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



Ground Floor



First Floor

Redress Scheme: - The Property Ombudsman - 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 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 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. Det2732

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