

EST. 1984



**Jean Hennigan Properties**

INDEPENDENT TOWN AND COUNTRY AGENTS

*Estate Agents,  
Surveyors, Valuers,  
& Residential  
Lettings*

\*\*\*\*\*

*Dedicated To  
Quality Without  
Compromise*

\*\*\*\*\*

*For A Free  
Valuation Without  
Obligation Please  
Telephone:  
01992 445055*

\*\*\*\*\*

*60 High Road  
Broxbourne  
Hertfordshire  
EN10 7NF*

\*\*\*\*\*

*Facsimile:  
01992 443807*

**LONG ACRE, ST. LEONARDS ROAD,  
NAZEING, ESSEX, EN9 2HO.**



*It is only with an internal viewing that you can fully appreciate the truly outstanding accommodation that is offered with this unique and surprisingly bright and spacious family home, as photographs alone cannot do it justice. A great deal of thought and exceptional attention to detail has created a stunning contemporary feel to a home that reflects open plan modern day living.*

*The scope with this property seems unlimited offering a variety of options for alternative uses, with several outbuildings that could easily be adapted for running a small business from home, subject of course to the necessary approvals.*

*Long Acre, as the name suggests, the gardens and grounds extend to an acre and has direct access onto Clayton Hill Lake and Lea Valley Park offering numerous walking and cycle paths that lead to the water park at Waltham Abbey. In addition, there are open views to the front of the property over open farmland.*

*Nazeing village has a busy shopping parade offering a selection of independent shops to cater for day to day requirements. Transport links by both road and rail are easily accessible and St Leonards Road is within the catchment area of highly regarded schools in the surrounding area.*

**EARLY VIEWING STRONGLY RECOMMENDED**

SUMMARY OF ACCOMMODATION

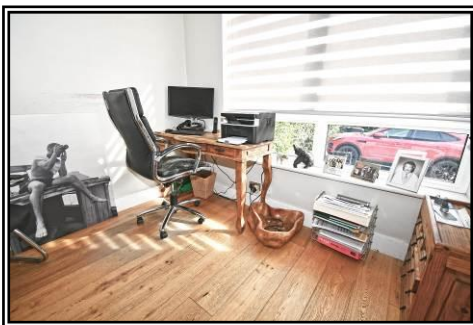
- \*DRAWING ROOM WITH OAK STAIRCASE TO THE FIRST FLOOR\*
- \*OPEN PLAN LIVING ROOM, DINING ROOM, KITCHEN/BREAKFAST ROOM\*
- \*LAUNDRY ROOM\* \*CLOAKS HANGING/BOOT ROOM AND CLOAKROOM\*

SUMMARY OF ACCOMMODATION CONTINUED

- \*STUDY\* \*FAMILY ROOM CURRENTLY USED AS A GYM\**
- \*MASTER BEDROOM WITH EN-SUITE SHOWER ROOM\**
- \*THREE FURTHER DOUBLE BEDROOMS\**
- \*SUPERB FAMILY BATHROOM WITH PORCELANEOUS TILES\**
- \*UNDERFLOOR HEATING TO THE GROUND FLOOR AND BATHROOMS\**
  - \*GAS CENTRAL HEATING\**
  - \*DOUBLE GLAZED WINDOWS\**
- \*DOUBLE GLAZED VELUX STYLE WINDOWS AND SKY LIGHTS\**
  - \*ONE ACRE GROUNDS AND GARDENS\**
  - \*OUTDOOR OPEN KITCHEN\**
  - \*OPEN AIR SWIMMING POOL\**
- \*GARAGE WITH STORAGE ROOMS AND W.C.\**
- \*DETACHED INDEPENDENT BUILDING\**

*Wide granite steps lead to a contemporary style entrance door allowing access to the:*

*DRAWING ROOM 20' x 19'6 Dual aspect with windows to front and set of three vertical panel windows to side. Solid oak flooring with matching bespoke staircase leading to the first floor landing. Wall mounted controls for the underfloor heating and spotlighting. Feature rendered wall with sliding panel affords access to the open plan dining room, sitting room and kitchen. Part glazed door to family room and further part glazed door leading into the:*



*STUDY 9'4 x 8'11 Window with front aspect, oak wood flooring with wall mounted controls for the underfloor heating, spotlighting and media connections.*

*FAMILY ROOM 9'4 x 8'11 (currently used as a gym) Window to side, oak flooring, spotlighting wall mounted controls for the underfloor heating. Mirror to one wall.*



**OPEN PLAN DINING ROOM, SITTING ROOM AND KITCHEN** 37'2 x 29'11 (overall measurement)

Stunning reception space for contemporary living with each space effortlessly flowing into each other, across the back of the room there is a wall of bi folding doors that lead out onto the sun terrace. There is spotlighting together with two sets of purposely positioned pendant lighting and porcelain tiles by Porcelanosa cover the entire floor space, with wall mounted heating controls for the under-tile heating. There is wiring supplied for ceiling surround sound speakers.

**dining Area:** With window to side and feature rendered wall, with large under stairs cupboard with light and power connected, further door leading to a coat hanging room.



**Seating Area:** Fitted with low level floating plinth and cupboards to one wall, remote for blinds fitted to the bi-folding glass doors.



**Stunning Contemporary Kitchen:** Fitted with a custom-built range of soft close 'J' handle wall and base units with ample recess Corian working surface over and glass wall backing. Stainless steel sink with mixer tap, additional hot water tap and cupboards below. Appliances with matching facias include a fridge, freezer and dishwasher. Built in bank of three ovens including a steam oven and microwave oven in addition to a conventional oven. The main long island offers additional contrasting finish bank storage drawers and cupboards with stunning Caesar Stone working surface above with inset five ring conduction hob with retractable extractor hood. There is a lower level Corian surround that lends itself to a breakfast table and four matching chairs. Door leads to:



**LAUNDRY ROOM** 12'5 x 7' Porcelain tiled flooring. Wall mounted controls for underfloor heating. Fitted with a range of wall and base units with working surfaces over incorporating a stainless-steel single drainer sink unit with mixer tap and cupboard below, plumbing and space for washing machine and tumble drier. Pressurized hot water cylinder. Cupboard housing the fuses and meters and underfloor heating pipes by Polypipe.

**CLOAKS AND BOOT ROOM** With sensor lighting and wardrobe cupboards to one wall, ideal for housing coats door leading to:

**CLOAKROOM** Contemporary floor and wall tiles with one feature mosaic style bronze tiled wall. White suite comprising floating wash hand basin with mixer tap and drawer below, W.C. sensor spot lighting.

**FIRST FLOOR LANDING** Flooded with natural light from Velux windows, one with automatic rain sensor control. Glass wall balustrade. Heating controls for bathroom underfloor heating. Doors to bathroom and bedrooms, further door leads to the:



**PRINCIPAL BEDROOM** 17'6 x 13'1 Double Velux full tilt windows ideal for cleaning. Views over the open farmland, and low base radiator below and spotlighting. Bespoke fitted wardrobes to one wall with additional eaves storage cupboards television and media connections, and door leading to:

**EN-SUITE SHOWER ROOM** Velux window with inset blinds. Matching Porcelanosa wall and floor tiles to complement a suite comprising a walk-in glass wall shower with ceiling shower head and slotted drain, additional hand held shower, spotlights and extractor fan. Floating white suite comprising wash hand basin with mixer tap and crystal tap controls, mirror fronted cabinet with light above, low flush W.C. with wall mounted flush controls. Chrome heated towel store. Low level spot lighting. Built in eaves storage cupboard.



**BEDROOM TWO** 15'1 x 9'10 Two Velux windows overlooking rear garden, with low level radiator below. Two built in eaves storage cupboards. Fitted wardrobes to one wall.

**BEDROOM THREE** 11'3 x 10'5 Two Velux windows to front with low level radiator below. Two built in eaves storage cupboards. Fitted wardrobes to one wall.

**BEDROOM FOUR** 14'2 x 9'8 Velux windows to rear with far reaching views, eaves storage cupboards and fitted wardrobes to one wall.

**FAMILY BATHROOM** Velux windows to rear. Porcelanosa tiles to complement glass walled walk in shower with shelf recess and rainforest style shower. White suite comprising freestanding bath with chrome water fall feature taps and spout. Handheld shower with chrome wall controls. W.C. and wide floating wash hand basin with chrome waterfall spout and tap controls bank drawer below and recess double cupboard with mirror doors. Low level spot lighting.

## EXTERIOR



### **Front**

*The property is approached via a wide block paved driveway providing ample parking for several vehicles plus additional side pedestrian access, together with additional vehicle access to the rear of the property, via a combination of priory paving, herringbone paving and York stone paving. Panelled fencing and mature shrubs to the front provide a degree of seclusion.*

### **Rear**

*The gardens and grounds extend to an acre, directly behind the property is a formal garden laid principally to lawn with well stocked flowing and shrub borders. A wide contemporary styled paved terrace offers an ideal entertaining space for alfresco dining and watching the sun set. There is an outside kitchen for barbequing next to the heated swimming pool with terraced surround.*

## OUTBUILDINGS



*To one side of the garden is a garage with workshop and W.C. attached. Adjacent to this building is:*

*Second Outbuilding/Annexe/Pool Room - with double glazed French doors leading to a main open plan area with several rooms including:*

*KITCHEN/LIVING AND DINING ROOM 30'7 x 18'11 (Overall measurement) Vaulted ceiling stone tiled flooring. Dual aspect with Velux window and French doors leading to the pool area.*



**KITCHEN:** Fitted with a range of high gloss wall and base units with ample wood effect working surfaces over incorporating a stainless-steel single drainer sink unit with mixer tap and cupboard below. Integrated dishwasher and granite tiled splashback. Plumbing for washing machine and space for fridge and freezer. Separate island with high gloss base units and wooden working surfaces above. Built in cupboard housing the gas central heating boiler, with adjacent linen storage cupboard housing the fuse box, doors lead to shower room and bedrooms further door to:

**BEDROOM ONE** 16'9" x 3' Orial bay window, plus additional window overlooking the pool area, tiled with underfloor heating and built in wardrobe to one wall.

**SECOND BEDROOM** 16' x 9'3" Window with rear aspect, tiled with underfloor heating and built in wardrobe to one wall.

**THIRD BEDROOM** 13'11" x 13'2" Orial bay window plus additional window to front overlooking the pool area, tiled with underfloor heating and wardrobe to one wall.

**SHOWER ROOM** Rear aspect window, quality wall and floor ceramics to complement suite comprising walk in shower, wash hand basin with wooden surround and shelf below. low flush W.C.

**COUNCIL TAX BAND.** E

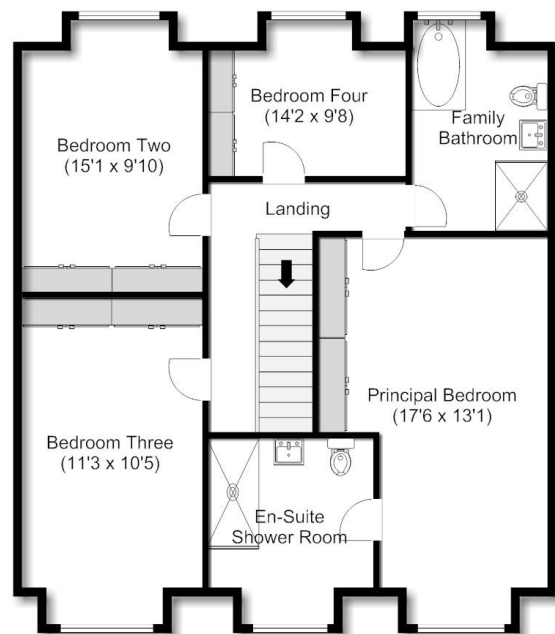
**PRICE: £1,295,000. FREEHOLD**

## **Floor Plans**

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



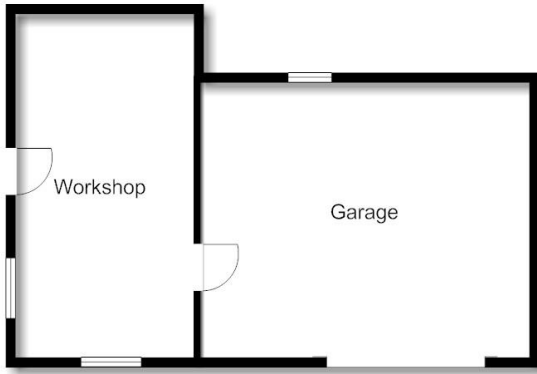
*Ground Floor Plan*



*First Floor Plan*

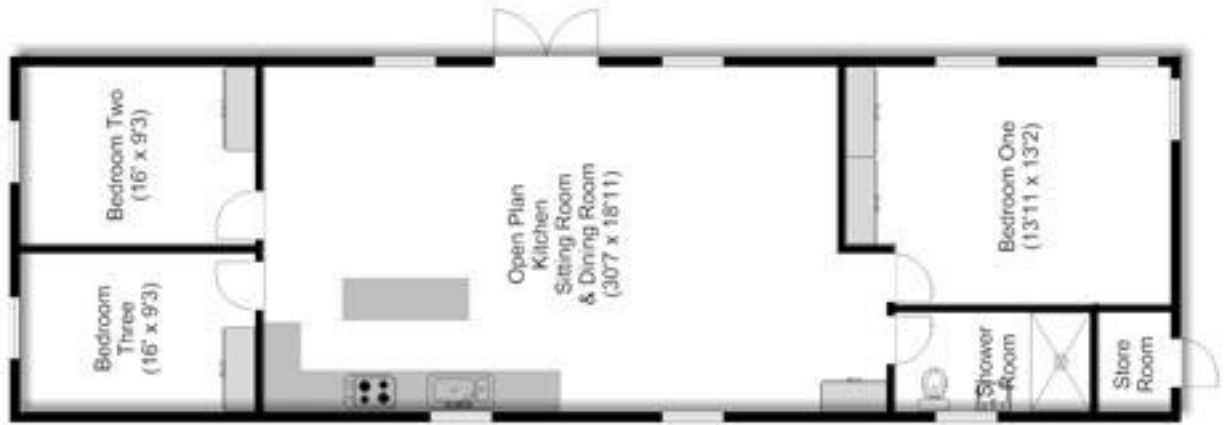
## Floor Plans Continued

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

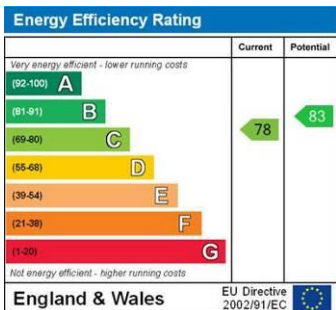


← *Workshop & Garage*

*Main Outbuilding*



## Energy Performance Graph



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

*Redress Scheme: - The Property Ombudsman - [www.tpos.co.uk](http://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 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. Det2656*

*Visit us or email us at:*

*[www.jeanhennighanproperties.co.uk](http://www.jeanhennighanproperties.co.uk)*

*[enquiries@jeanhennighanproperties.co.uk](mailto:enquiries@jeanhennighanproperties.co.uk)*

