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*60 High Road  
Broxbourne  
Hertfordshire  
EN10 7NF*

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**DEBURGH CLOSE,  
BROXBOURNE, HERTFORDSHIRE, EN10 6GL.**



*Tucked within an exclusive development of just ten homes, this beautifully presented and remarkably spacious three double bedroom family residence offers an inviting blend of comfort, convenience and contemporary living. Set in a peaceful cul-de-sac, the property enjoys a low maintenance rear garden, allocated parking for two vehicles, and an overall sense of privacy that is increasingly hard to find.*

*Perfectly placed for family life, the home sits within easy walking distance of the highly regarded Broxbourne Primary and Secondary schools. Commuters are exceptionally well served too, with Broxbourne Station also within walking distance, providing fast and frequent links to London Liverpool Street, Stansted Airport and Cambridge. For leisure, the stunning Lea Valley Nature Reserve is moments away, offering an abundance of outdoor pursuits, from riverside and countryside walks to a wide variety of sporting activities.*

SUMMARY OF ACCOMMODATION

\*RECEPTION HALL\*

\*DOWNSTAIRS W.C.\*

\*COMPREHENSIVELY FITTED KITCHEN WITH INTEGRATED APPLIANCES\*

\*SPACIOUS SITTING/DINING ROOM\*

\*PRINCIPAL BEDROOM WITH EN-SUITE SHOWER ROOM\*

\*TWO FURTHER GOOD SIZED DOUBLE BEDROOMS\*

\*FAMILY BATHROOM\*

\*DOUBLE GLAZED WINDOWS\*

\*LOW MAINTENANCE REAR GARDEN\*

SUMMARY OF ACCOMMODATION CONTINUED

*\*UNDERFLOOR GAS FIRED CENTRAL HEATING\**

*\*ALLOCATED PARKING FOR TWO VEHICLES\**

*A recessed entrance with decorative brickwork, courtesy lighting and woodgrain effect composite door affording access to:*

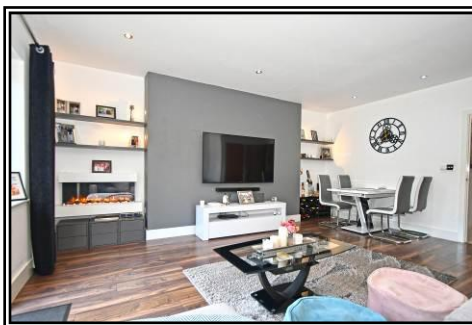
RECEPTION HALL 11'9 x 4'1 Underfloor heating thermostat and porcelain tiled flooring with underfloor heating. Turning staircase to first floor and oak doors to sitting/dining room, kitchen and:

DOWNSTAIRS W.C. 6'7 x 3'2 With suite comprising; close coupled w.c. and pedestal wash hand basin with chrome mono-bloc tap. Obscure double glazed window to front, extractor fan and porcelain tiled flooring with underfloor heating.

COMPREHENSIVELY FITTED KITCHEN 11'9 x 7'11 Fitted with a range of illuminated high gloss wall and base units with ample granite working surfaces and matching splashbacks incorporating one and a quarter bowl sink drainer unit with mixer tap. AEG electric fan assisted oven and grill with integrated microwave above and adjoining five ring gas hob with stainless steel illuminated extractor canopy. Range of further integrated appliances to include; washing machine and dishwasher, and space for American style fridge/freezer. Double glazed window to front, recess LED spotlighting, high level fuse board, porcelain tiled flooring with underfloor heating and concealed gas fired central heating boiler.



SITTING/DINING ROOM 18'1 x 15'7 Double glazed casement doors to garden with matching side windows and feature wall mounted electric fire. Recess LED spotlighting, illuminated shelving, underfloor heating thermostat, timber effect flooring with underfloor heating, TV and telephone points. Deep under stairs storage cupboard with electric light connected.



## FIRST FLOOR

LANDING 10'7 x 6'9 (max) Deep airing cupboard housing the pressurised hot water cylinder with adjacent central heating and hot water programmer controls. Turning staircase to second floor and oak doors to bedrooms one, three and family bathroom.

BEDROOM ONE 15'6 x 12'5 (max) Three double glazed windows to rear and range of fitted full height high gloss wardrobes with adjoining vanity unit. Underfloor heating thermostat, TV and telephone points. Oak door to:



EN-SUITE SHOWER ROOM 7' x 4'11 Partly tiled in decorative ceramics with suite comprising: pedestal wash hand basin with chrome mono-bloc tap, close coupled w.c. and walk-in double shower cubicle with thermostatically controlled hand shower and rainforest shower. Recess LED spotlighting, extractor fan, shaver point, chrome heated towel rail and marble effect tiled flooring.

BEDROOM THREE 12'8 x 8'4 Double glazed Velux skylight window to front, underfloor heating thermostat, telephone point and range of fitted full height high gloss wardrobes.



FAMILY BATHROOM 9'3 x 6'8 Partly tiled with suite comprising: pedestal wash hand basin with chrome mono-bloc tap, close coupled w.c. and p-shaped bath with chrome mixer tap and independent thermostatically controlled shower with glass screen. Obscure double glazed window to front, recess LED spotlighting, extractor fan, shaver point, chrome heated towel rail and stone effect tiled flooring.



## SECOND FLOOR

LANDING Deep cupboard with electric light connected. Oak door to:

BEDROOM TWO 16'11 x 11'11 Dual aspect with double glazed Velux skylight window to front and double glazed window to rear. Fitted full height high gloss wardrobes with wide range of matching drawers. Access to loft, TV and telephone points.



## EXTERIOR

The entrance into DeBurgh Close is marked by tall brick pillars, giving vehicular access onto a block-paved road. The front garden is designed for easy maintenance, featuring an artificial lawn and a paved pathway leading to the covered entrance.



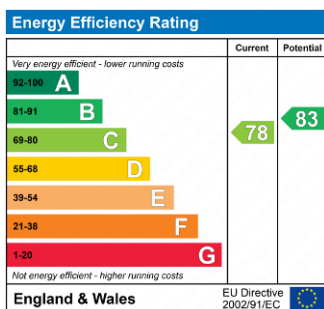
The good size rear garden is also designed for easy maintenance, being principally laid with artificial lawn and enclosed by panelled fencing. Directly behind the property is a paved terrace, with a pathway leading to the rear where a raised timber decked sun terrace is situated. There are external water and lighting connections, and pedestrian access is provided to the rear via a timber gate.

COUNCIL TAX BAND. E

**PRICE: £515,000. FREEHOLD**

**Agents Note:** Deburgh Close is a private turning and each property contributes approximately £800.00 to £900.00 per annum, to cover lighting and maintenance costs etc.

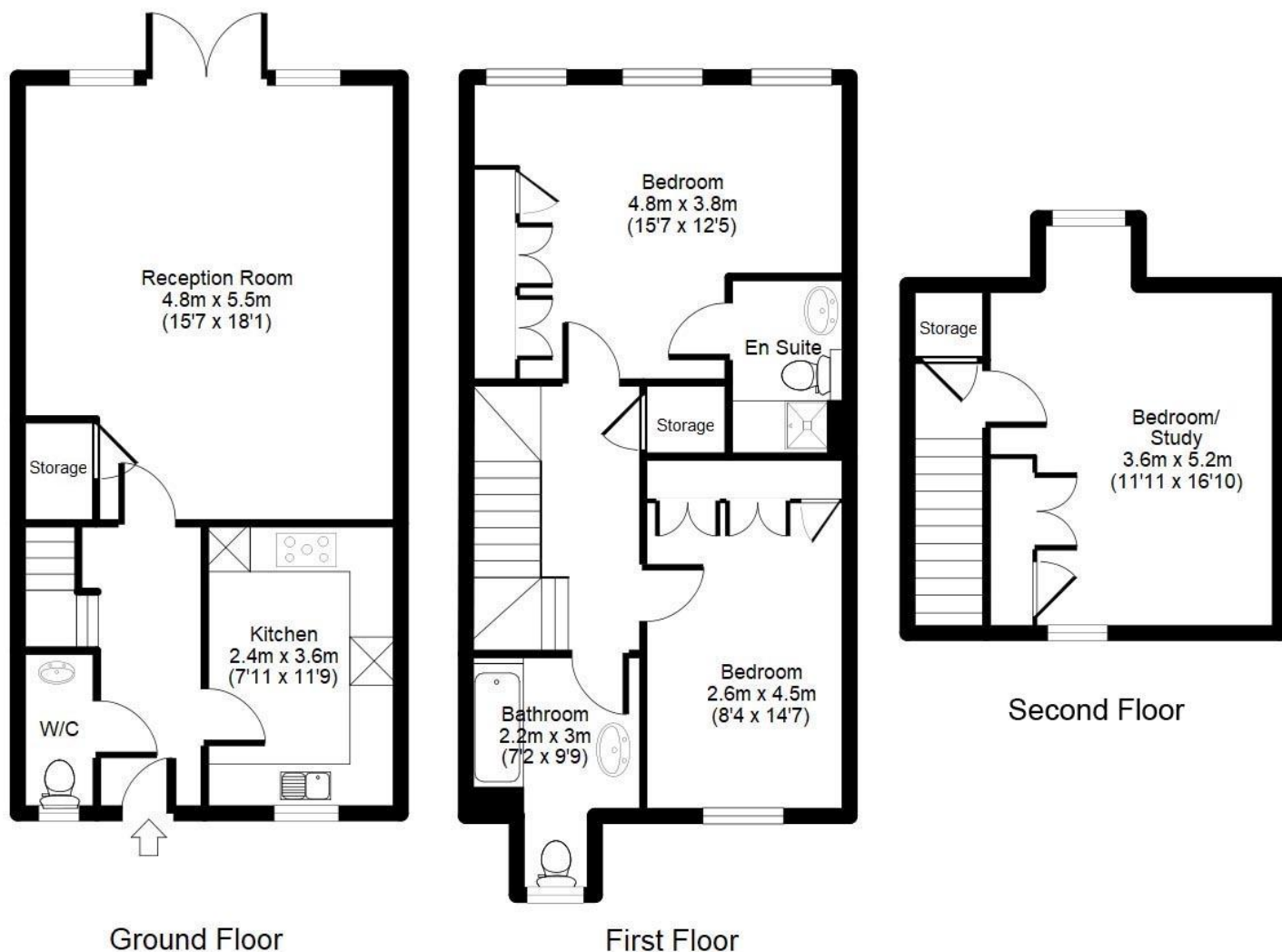
## **Energy Performance Graph**



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*



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 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. Det2724

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