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

**MORLAND WAY,
CHESHUNT, HERTFORDSHIRE, EN8 0RY**

LARGE CORNER PLOT POSITION, POTENTIAL ANNEX



Enjoying a prominent corner plot position with south facing wrap around landscaped gardens, this truly unique and surprisingly spacious family home is flooded with natural daylight and needs to be viewed to fully appreciate the flexibility within the arrangement of the accommodation.

Over recent years the property has been the subject of huge improvement and thoughtful enlargement resulting in beautifully presented reception rooms seamlessly flowing into each other creating a feeling of a light and airy home reflecting modern day living. The triple aspect brick-built building in the garden formerly the garage lends itself to a variety of options for alternative use including a home office, workshop, studio, hobbies room and can be accessed separately by double iron gates to the side of the garden.

Moorland Way is ideally located with Brookland infants and nursery school literally on the doorstep, the Brookfield Shopping Complex and Cheshunt Town Centre are also close by, while transport links by both road and rail are also easily accessible.

For those purchasers seeking a bright and spacious family home with scope to further extend, subject of course to the necessary consents and close to amenities, a viewing is recommended

SUMMARY OF ACCOMMODATION

RECEPTION HALL

GOOD SIZE WET ROOM

SPACIOUS OPEN PLAN SITTING ROOM/DINING ROOM & FAMILY ROOM

SUMMARY OF ACCOMMODATION CONTINUED

IMPORTED POLISHED SANDSTONE FIREPLACE
REMOTE CONTROL SKY LIGHT VELUX WINDOWS
QUALITY FITTED KITCHEN
LAUNDRY ROOM
THREE DOUBLE BEDROOMS
FOURTH BEDROOM/STUDY
QUALITY FITTED BATHROOM
RECENTLY INSTALLED VALLIANT COMBINATION BOILER
LED LIGHTING THROUGHOUT
DOUBLE GLAZED Upvc WINDOWS
GAS CENTRAL HEATING
UPGRADED CAVITY WALL AND LOFT INSULATION
QUALITY WOOD FLOORING
THERMAL AND BLACK OUT VERTICAL BLINDS TO MOST ROOMS
WIDE CORNER PLOT POSITION WITH LANDSCAPED GARDENS
AMPLE OFF STREET VEHICLE PARKING
SECOND ACCESS VIA DOUBLE GATES
SANDSTONE SLABS AND BLOCK PAVING HARD LANDSCAPING
BRICK BUILT WORKSHOP/STUDIO/OFFICE WITH NEW ROOF
EXTENDED IN 2019, POTENTIAL FOR FURTHER SIDE EXTENSION

Courtesy carriage lighting, double glazed woodgrain effect composite entrance door with leaded light decorative glazed panels affords access to the:

RECEPTION HALL 7'2 x 5' Double glazed window to front with hardwood sill, coved ceiling and thermostatically controlled radiator and quality oak flooring. Oak panelled doors to built in cloaks cupboard sitting room and further door to:

GOOD SIZE WET ROOM 7'5 x 4'11 Obscure glazed window to side. Tiled in quality porcelain wall ceramics with suite comprising half pedestal wash hand basin with chrome mono-bloc tap, close coupled w.c. and wall mounted thermostatically controlled Triton Opal 3 power shower and chrome heated towel rail. Professionally laid wet room flooring.

OPEN PLAN SITTING ROOM/DINING ROOM/FAMILY ROOM Flowing seamlessly from one room to another:

BRIGHT SITTING ROOM 18'8 x 12'6 Two double glazed windows with front aspect flooding the room with natural daylight. Feature imported polished sandstone fireplace with matching hearth and mantel fitted gas living flame fire. Coved ceiling, quality oak flooring, fibre optic and media points. Staircase leading to the first-floor landing (carpet newly laid) with large storage cupboard below housing the gas and electric meters together with the fuse board. Two thermostatically controlled radiators. Wide opening to:



DINING AREA 9'6 x 9'5 Coved ceiling, contemporary style vertical radiator, quality oak flooring continues to an access leading to the kitchen and further wide opening to:



SUPERB DUAL ASPECT FAMILY ROOM 23'8 x 8'8 Ideal when entertaining as an open social space to the kitchen. French doors with matching glazed side panels lead to the sun terrace with adjacent window overlooking the rear garden, further window to side with a glazed door affording access to the wide side paved terrace an ideal place for alfresco dining or a side extension. Sky light windows with remote control units make this area bright and airy. Television and media points, vertical radiator and coved ceiling. The quality oak flooring continues together with the spotlighting, second opening to the:

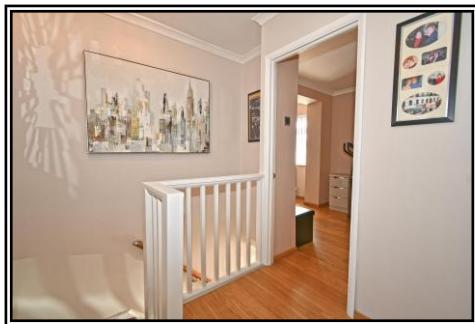


QUALITY FITTED KITCHEN 9'8 x 8'9 Tiled in porcelain wall ceramics and slate tile flooring to complement a range of fitted oak effect wall and base units to include carousel shelf cupboards and bank drawers, ample granite effect working surfaces over incorporating a white one and a quarter bowl ceramic sink unit with matching drainer and chrome mixer tap. Zanussi electric fan assisted double oven and grill, inset Zanussi four ring gas hob with illuminated extract hood above, opening leading to the:



LAUNDRY ROOM 7'3 x 4'11 Window overlooking the side terrace and once again tiled in decorative porcelain wall tiles with slate effect flooring. Fitted with oak storage units and granite effect working surfaces with recesses and plumbing for washing machine tumble dryer and dishwasher, large space for fridge/freezer.





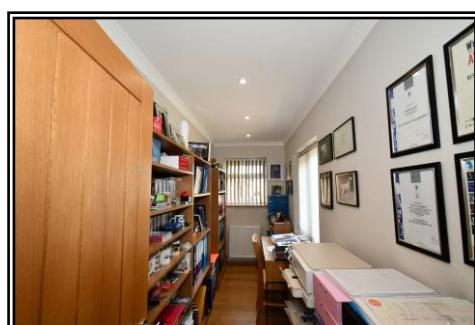
FIRST FLOOR LANDING 7'11 x 6'2 Double glazed window to side and access to the loft with light and power connected. Coved ceiling and quality oak flooring. Light oak panelled doors lead to the bedrooms and bathroom.

PRINCIPAL BEDROOM 12'5 x 10'10 Double glazed window to front with thermostatically controlled radiator below. Coved ceiling and quality oak flooring, television and media points.



SECOND BEDROOM 10'7 x 10'5 Double glazed window overlooking the rear garden with thermostatically controlled radiator below. Coved ceiling, spot lighting and quality oak flooring, television point. Folding door to built in airing cupboard housing the recently installed Vaillant gas central heating combination boiler.

THIRD BEDROOM 13'5 x 9'4 Window overlooking the front garden, coved ceiling spot lighting and radiator, door leading to the:



DRESSING ROOM/BEDROOM FOUR OR STUDY 13' x 4'9 Offering a variety of options for use. Dual aspect, with quality wood floors, radiator, coved ceiling and spot lighting.

QUALITY FITTED FAMILY BATHROOM 7'8 x 6'11 Two obscure double-glazed windows to the rear garden. Tiled in quality over sized high gloss wall ceramics to contrast with the matt finished flooring to complement a contemporary suite comprising pedestal wash hand basin with chrome mono bloc tap, close coupled w.c. and panelled bath with chrome rainforest power shower with glass screen. Chrome heated towel rail and extractor fan.



EXTERIOR – WIDE CORNER PLOT

The property is approached via a wide permeable block paved driveway with contrasting border and key block edging to provide ample off-street parking for several vehicles a combination of brick walls and wrought iron railing together with a pedestrian gate and wide well stocked borders add a degree of privacy. A decorative timber gate afford access to:

SIDE TERRACE - A wide sandstone paved area offering scope for a large side extension subject of course to the necessary consents.

REAR GARDEN – The rear garden is a delightful feature of the property and over the years has been a labour of love, thoughtfully designed with low maintenance in mind yet a thoughtful combination of plants and shrubs provide colour and floral scents throughout the seasons. The garden is principally paved in Indian Sandstone slabs with two sections of inset artificial grass, there are a choice of sunny terraces from where to sit and enjoy the garden. Aco linear drainage is well placed, there is a water supply to the side of the property. At night the property is enhanced by external lighting. Smart panelled fencing provides an excellent degree of seclusion and there is further access via double iron gates leading to a hardstanding and could be independent vehicle parking for the:



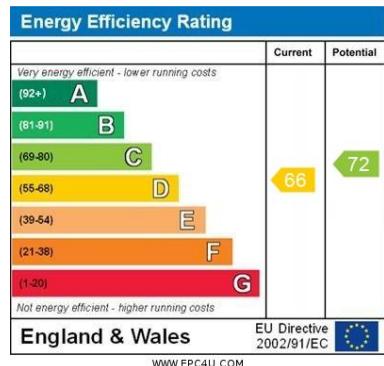
BRICK-BUILT DUAL ASPECT WORKSHOP/STUDIO 19'7 x 8'3 Potential Annex - (previously a garage which could easily be reinstated if required) Recently re-roofed. Double glazed windows to front side and rear, power and light connected. Pedestrian door to side.



COUNCIL TAX BAND E

PRICE: £690,000. FREEHOLD

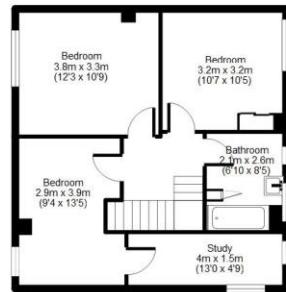
Energy Performance Graph



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: 1435 sq. ft / 133 sq. m



For identification purposes only
Measurements are approximate and not to scale

Redress Scheme: - The Property Ombudsman - 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. Det2703*

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