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*60 High Road  
Broxbourne  
Hertfordshire  
EN10 7NF*

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



*Having been thoughtfully refurbished, with newly fitted carpets throughout, this deceptively spacious three double bedroom, three bathroom family home, is situated within a sought after and quiet cul-de-sac, and needs to be viewed, to be fully appreciated.*

*Perfect for the commuter with Broxbourne British Rail Station being within a short walk and providing fast and frequent access to London's Liverpool Street, Stansted Airport and Cambridge, whilst major road networks to include the A10 and M25 are within a short drive. The property is also perfect for the family, being with a short walk of the highly regarded Broxbourne JMI and Secondary schools together with the Lea Valley Nature Reserve, which offers numerous riverside and country walks.*

**SUMMARY OF ACCOMMODATION**

- \*RECEPTION HALL & CLOAKROOM\***
- \*QUALITY FITTED KITCHEN\***
- \*SPACIOUS SITTING/DINING ROOM WITH NEW WOODEN FLOORING\***
- \*GOOD SIZE PRINCIPAL BEDROOM WITH EN-SUITE SHOWER\***
- \*SECOND DOUBLE BEDROOM\***
- \*FAMILY BATHROOM\***
- \*THIRD DOUBLE BEDROOM AGAIN WITH EN-SUITE SHOWER\***
- \*GAS FIRED CENTRAL HEATING WITH UNDERFLOOR HEATING\***
- \*DOUBLE GLAZED WINDOWS AND DOORS\***
- \*NEWLY FITTED CARPETS THROUGHOUT\***
- \*PARKING FOR TWO VEHICLES\***
- \*WELL MAINTAINED REAR GARDEN\***

*A covered entrance with obscure glazed door and courtesy lighting affording access to:*



**RECEPTION HALL** 13'3 x 3'5 Turning staircase to first floor, slate effect tiled flooring with underfloor heating and deep airing cupboard housing the pressurised hot water cylinder with adjacent central heating and hot water programmer controls. Doors to kitchen, sitting/dining room and:

**CLOAKROOM** 5'9 x 3'2 Partly tiled with contemporary suite comprising; close couple w.c. and wash hand basin with chrome mono-bloc tap. Obscure double glazed window to front, extractor fan and fuse board.

**QUALITY FITTED KITCHEN** 13'3 x 6'10 Comprehensively fitted with a range of white wall and base units with ample granite working surfaces and matching splashbacks incorporating one and half bowl sink unit. Space for American style fridge/freezer and range of integrated appliances to include; washing machine, dishwasher, microwave together with an electric fan assisted oven and grill with four ring gas hob and extractor hood above. Double glazed window to front, recess LED spotlighting and tiled flooring with underfloor heating.



**SPACIOUS SITTING/DINING ROOM** 18'6 x 14'4 Double glazed casement doors with matching side windows to garden. Recess halogen spotlighting, oak flooring with underfloor heating, TV, telephone and cable points. Deep under stairs storage cupboard.



## **FIRST FLOOR**



**LANDING** Turning staircase to second floor and doors to bedroom and bathroom.

**GOOD SIZE PRINCIPAL BEDROOM** 14'5 x 11'11 (max) Double glazed windows to rear, TV point and underfloor heating. Door to:



**EN-SUITE SHOWER** 7'2 x 4'11 Partly tiled in decorative ceramics with suite comprising; wash hand basin with chrome mono-bloc tap, close coupled w.c. and walk-in shower cubicle with thermostatically controlled shower and glazed screen. Obscure double glazed window to side, extractor fan, recess LED lighting, chrome heated towel rail and marble tiled flooring.



**THIRD DOUBLE BEDROOM** 14'5 x 8'11 Double glazed window to front, underfloor heating, TV and telephone points.



**QUALITY FITTED BATHROOM** 7'3 x 7'1 Partly tiled with contemporary suite comprising; wash hand basin with chrome mono-bloc tap, close coupled w.c. and p-shaped bath with mixer tap and independent thermostatically controlled shower and glazed screen. Obscure double glazed window to side, extractor fan, recess LED lighting, shaver point, chrome heated towel rail and tiled flooring.

## **SECOND FLOOR**

**LANDING** Deep built-in double cupboard with electric light connected. Door to:

**THIRD DOUBLE BEDROOM** 16' x 14'5 Dual aspect with double glazed windows to front and side, underfloor heating, TV and telephone points. Door to:



**EN-SUITE SHOWER** 7'2 x 5'7 Partly tiled in with suite comprising; wash hand basin with chrome mono-bloc tap, close coupled w.c. and walk-in shower cubicle with thermostatically controlled shower and glazed screen. Double glazed skylight window, extractor fan, and chrome heated towel rail.

**EXTERIOR**

To the front of the property is a brindle block paved driveway for two vehicles.

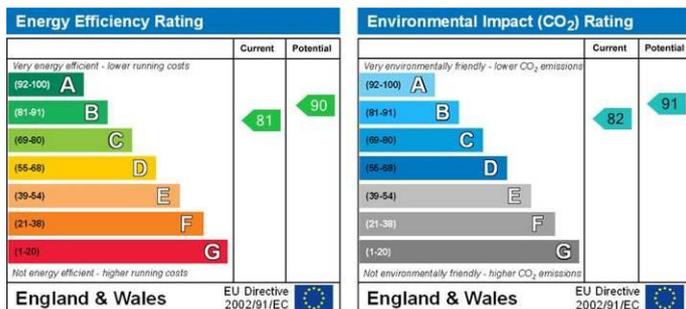
The low maintenance rear is principally laid to lawn and enclosed by panelled fencing. Pedestrian access is afforded to one side and there are external water and lighting connections.



**COUNCIL TAX BAND. E**

**PRICE: £525,000 FREEHOLD**

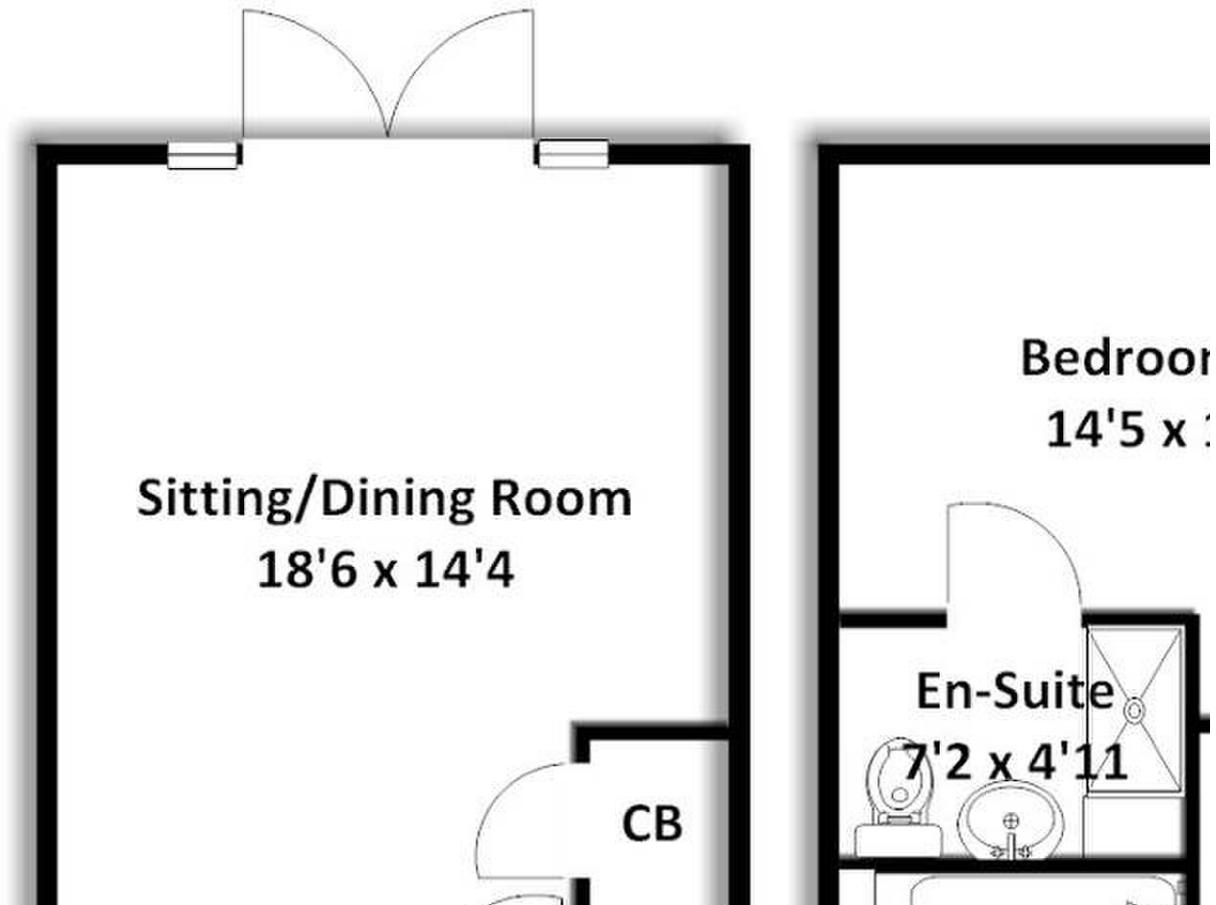
**Energy Performance Graph**



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

## Floor Plan

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



**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. Det2635

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