

EST. 1984



Jean Hennigan Properties

INDEPENDENT TOWN AND COUNTRY AGENTS

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Surveyors, Valuers,
& Residential
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Telephone:
01992 445055*

*60 High Road
Broxbourne
Hertfordshire
EN10 7NF*

*Facsimile:
01992 443807*

**SHOOTERS DRIVE,
NAZEING, ESSEX, EN9 2QA.**



This three double bedroom, two bathroom, detached bungalow offers spacious, light and airy accommodation and is situated at the end of a long private driveway with ample parking and two low maintenance, secluded gardens.

Situated within this sought after road in a semi rural location, the property is only a short walk of local shops, a short drive of a choice of British Rail Stations and reputable schools, whilst the surrounding countryside offers a wealth of sporting and leisure pursuits.

SUMMARY OF ACCOMMODATION

RECEPTION HALL

CLOAKROOM* *LAUNDRY/UTILITY ROOM

GOOD SIZE KITCHEN/BREAKFAST ROOM

***SPACIOUS SITTING/DINING ROOM WITH VAULTED CEILING
& GAS LIVING FLAME FIRE***

STUDY AREA

***PRINCIPAL SUITE COMPRISING: DOUBLE BEDROOM, DRESSING ROOM
AND QUALITY FITTED EN-SUITE SHOWER ROOM***

TWO FURTHER GOOD SIZE DOUBLE BEDROOM

FAMILY BATHROOM

GAS FIRED CENTRAL HEATING & DOUBLE GLAZED WINDOWS & DOORS

BOILER HOUSE/MACHINE STORE

***LONG GATED DRIVEWAY PROVIDING OFF STREET PARKING FOR
NUMEROUS VEHICLES***

LOW MAINTENANCE SIDE AND REAR GARDENS

AVAILABLE END OF JUNE 2026

NON SMOKERS

An illuminated covered entrance with timber decking and double glazed door affording access to:

RECEPTION HALL *Recess LED spotlighting, two double fitted storage cupboards, two radiators and wood effect flooring. Access with steps down to kitchen/breakfast room, double glazed door to second garden and further doors to bedrooms two and three, bathroom, utility/laundry cupboard and:*

CLOAKROOM *With contemporary suite comprising; low flush w.c. with hide-away cistern and square wash hand basin with decorative glass tiled splashback, chrome mono-bloc tap and white high gloss cupboard below. Recess LED spotlighting, extractor fan and polish marble effect tiled flooring.*

UTILITY/LAUNDRY CUPBOARD *Housing the fuse board and with space and plumbing for washing machine.*

GOOD SIZE KITCHEN/BREAKFAST ROOM *20' x 13'4" Fitted with a range of wall and base units with granite working surface incorporating stainless steel sink unit, multipoint induction hob and concealed plug sockets. Range of appliances to include; electric fan assisted double oven and grill, microwave, American style fridge/freezer and recess with plumbing for dishwasher. Recess LED spotlighting, radiator and wood effect flooring. Double glazed door with matching side windows to garden and access to:*



SPACIOUS SITTING/DINING ROOM WITH VAULTED CEILING *25'6" x 19'9" Double glazed casement doors with triple side windows to garden and two double glazed Velux skylight windows. Vaulted ceiling with two chandelier style lights, two wall light points, feature exposed brick wall and fireplace fitted with gas living flame cast iron stove. Wall mounted central heating thermostat, three radiators, 5amp lighting circuit, wood effect flooring, TV, satellite, LAN and telephone points. Door to:*



STUDY AREA *9'7" x 4'6" Light well, recess LED spotlighting, radiator and wood effect flooring. Door to:*

PRINCIPAL SUITE COMPRISING:



Double Bedroom *15'3" x 9'6" Double glazed casement doors to garden, radiator, wood effect flooring, TV and LAN points. Access to:*

Dressing Room 9'3 x 5'7 Light well, recess LED spotlighting and wood effect flooring. Fitted with a range of open fronted wardrobes, high level storage units and chests of drawers. Door to:



Quality Fitted En-Suite Shower Room 9'4 x 6'2 Partly tiled in Victorian style metro tiling with contemporary suite comprising: square wash hand basin with chrome mono-bloc tap and drawer below, low flush w.c. with hide-away cistern and walk-in double shower cubicle with glass wall, thermostatically controlled shower and drencher unit. Light well, recess LED spotlighting, extractor fan, chrome heated towel rail and timber effect tiled flooring.



BEDROOM TWO 13'2 x 10 Double glazed window to front with radiator below. Fitted wardrobe with drawers below. Wood effect flooring, TV and LAN points.

BEDROOM THREE 13'11 x 10 Double glazed window to side with radiator below. Fitted double wardrobe with drawers below. Wood effect flooring, TV and LAN points.



FAMILY BATHROOM 9'4 x 5'10 Partly tiled in Victorian style metro tiling with contemporary suite comprising: sculptured wash hand basin with chrome mixer tap and drawer below, low flush w.c. with hide-away cistern and panelled bath with mixer tap and thermostatically controlled shower with glass screen. Obscure double glazed window to side, recess LED spotlighting, extractor fan, chrome heated towel rail and porcelain tiled flooring.

EXTERIOR

The property is approached via a long gravel driveway with double iron gates which provide vehicular access onto a wide shingle area providing secure parking for several vehicles. The front garden is part timber decked and part lawned with a timber raised seating area and well stocked shrub beds. There are external water, lighting and power connections.



BOILER HOUSE/STORE ROOM 10'6 x 9'5 With power and light connected and housing the ideal gas fired central heating boiler and pressurised hot water cylinder with fitted immersion heaters. Excellent storage facility.

The side of the property is enclosed by panelled fencing which provides an excellent degree of privacy with steps leading up to a timber decked terrace surrounded by well stocked flower beds. There are additional water, power and lighting connections.



COUNCIL TAX BAND. F

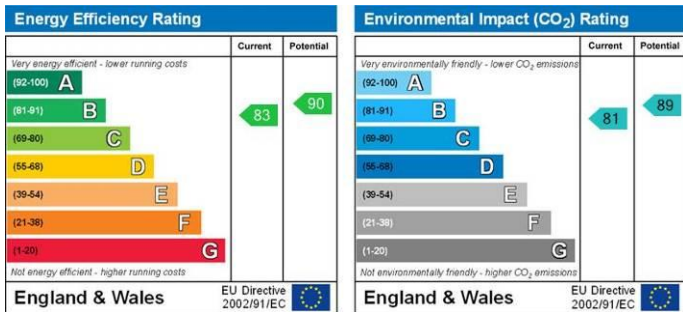
PRICE: £2,695.00 Per Calendar Month

Redress Scheme: - The Property Ombudsman - www.tpos.co.uk

Clients' Money Protection Scheme: - Client Money Protect, Membership No. CMP003840 - www.clientmoneyprotect.co.uk



Energy Performance Graph



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

VIEWING: By appointment with Owners Joint Sole Agents - please contact: JEAN HENNIGHAN PROPERTIES - telephone 01992 445055



Important Note: These particulars have been prepared by Jean Hennighan Properties upon the instructions of the landlord(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 tenant(s) must make their own enquiries regarding such matters. Det0342

Visit us or email us at:

www.jeanhennighanproperties.co.uk

enquiries@jeanhennighanproperties.co.uk

