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Jean Hennighan Properties

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60 High Road Broxbourne Hertfordshire EN10 7NF

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'VICTORIA HOUSE', LAUNDRY LANE, NAZEING, ESSEX EN9 2DY.

Offering the best of both worlds, Victoria House is proudly standing central to the plot, surrounded by generous gardens overlooking open unspoilt countryside with stunning views, this truly impressive four bedroom bright and exceptionally spacious family home is ideally located, still within a few minutes' drive of all the amenities that the neighbouring towns and villages have to offer.

The property was newly constructed in 2021 with immense thought given to the layout and superb quality of finish with each room maximizing the natural daylight, views and stunning surroundings.

For those applicants wishing to wake up to the sound of bleating sheep, horses and super countryside views yet still close to schools, a choice of train stations a golf course and shops an early viewing is recommended.

SUMMARY OF ACCOMMODATION

STUNNING RECEPTION HALL WITH FEATURE TURNING OAK STAIRCASE
EXCEPTIONAL 41FT OPEN PLAN KITCHEN/DINING AND FAMILY ROOM

SUMMARY OF ACCOMMODATION CONTINUED

DUAL ASPECT SITTING ROOM
STUDY/OFFICE
SEPARATE LAUDRY ROOM
CLOAKROOM
PRINCIPAL SUITE WITH DRESSING AREA AND EN-SUITE BATHROOM
THREE FURTHER DOUBLE BEDROOMS SECOND BEDROOM/GUEST SUITE WITH ADDITIONAL SHOWER ROOM ALL BEDROOMS WITH COUNTRYSIDE VIEWS
OUTSTANDING FAMILY BATHROOM
**PORCELAIN FLOORING FLOWING TO THE GROUND FLOOR WITH UNDERFLOOR HEATING **
DOUBLE GLAZEING AND GAS CENTRAL HEATING
STUNNING GROUNDS WITH COUNTRYSIDE VIEWS
GARDENER ONCE A MONTH INCLUDED
AVAILABLE MID SEPTEMBER 2026

Wide stone steps lead down to a covered porch with courtesy lighting, partly glazed entrance door with matching side panels afford access to the:

WELCOMING ENTRANCE HALL: Polished Velluto beige porcelain flooring with wall mounted under floor heating controls, spotlighting. Partly glazed double doors lead to the main reception hall, double doors to walk in cloaks cupboard and further door to:

CLOAKROOM Obscure glazed window to side, partly tiled in chamfered metro wall ceramics to complement porcelain flooring and white suite comprising: floating wash hand basin with mixer tap and drawers below, low flush w.c. and ceiling spotlighting.

WALK IN CLOAKS CUPBOARD With sensor lighting, polished porcelain flooring, and cloaks hanging space. The main fuse boxes and controls for underfloor heating are both wall mounted.

MAIN RECEPTION HALL Flowing from the entrance hall and all the ground floor rooms with underfloor heating is polished Velluto beige porcelain flooring and is enhanced by spotlighting. Part glazed double doors lead to the sitting room with a further matching pair of doors to the open plan kitchen, dining room and family room. Single door leads to the study. Feature turning oak staircase affords access to the first-floor landing with tiled floor, deep understairs storage cupboard.

<u>STUDY</u> 10’3 x 7’3Window with views over the rear garden and farmland beyond, porcelain flooring, spotlighting and wall mounted controls for underfloor heating.

<u>BRIGHT DUAL ASPECT SITTING ROOM</u> 20’4 x 14’11 Stunning views over the front and rear gardens. Polished porcelain flooring with underfloor heating controls and spotlighting. Central lighting and dimmer controls.

<u>TRIPLE ASPECT SUPER ROOM, OPENPLAN KITCHEN, DINING AND FAMILY ROOM</u>
41’8 x 16’1 overall measurement

Polished porcelain flooring with underfloor heating continues to flow throughout:

Dual aspect with stunning views. Fitted with a contemporary range of contrasting LED lit Nolte range of wall and base units with matching island and ample marble working surfaces over incorporating Blanco sink and mixer tap with cupboard below, further second sink again with mixer tap and cold-water drinking supply. To one wall are three Siemen Studio line oven units flanked by full height fridge and freezer appliances with matching facias. Inset to the island is a Siemens hob with Wi-Fi connections, concealed overhead light and extractor fan above. Dispersed throughout the kitchen are bank drawers and feature concertina opening cupboards, together incorporating a dishwasher and the all-important wine cooler. Once again, all enhanced by led and spot lighting. A door leads to the separate laundry room.

Dining and family area:

Sliding glazed doors lead out to the wide sun terrace with further windows overlooking the front garden. Wall mounted controls for the underfloor heating, spotlighting and dimmer lighting.

<u>LAUNDRY ROOM</u> 11'7 x 9'7 Window to side overlooking the garden and partly glazed door leads to the rear garden. Fitted with a contemporary range of wall and base units with ample working surfaces incorporating a sink unit with chrome mixer tap and cupboard below. Fitted at waist level are matching AEG washing machine and tumble dryer appliances. Polished porcelain flooring with underfloor heating and spotlighting.

<u>WIDE FIRST FLOOR LANDING</u> a sky light Velux window floods the area with natural daylight, there is spot lighting and a feature light fitting over the stairwell. Access to the insulated loft. Two radiators and wall mounted thermostat control. Dimmer lighting controls. Doors lead to bedrooms and family bathrooms with further doors to two built in cupboards, one housing the water cylinder and the other for storage.

<u>PRINCIPAL SUITE</u> Bright and dual aspect with spotlighting and dimmer lighting controls, two radiators and a designated dressing area, door leading to the:

<u>EN-SUITE SHOWER ROOM</u> Obscure glazed window to side, tiled in quality wall and floor ceramics with inset honeycomb tiled feature to walls to complement suite comprising: double width walk in shower with glass wall and sliding doors, floating wash hand basin with drawers below and low flush w.c. Wall mounted storage cupboard with adjacent contemporary chrome radiator and spotlighting.

<u>SECOND BEDROOM/GUEST SUITE</u> 18'5 x 10' Matching windows overlooking the rear garden and adjacent farmland, two radiators spotlighting with dimmer light controls and door leading to:

<u>EN-SUITE SHOWER ROOM</u> Tiled in quality wall and floor ceramics to complement a suite comprising fully tiled double shower unit with sliding glass door, wash hand basin with mixer tap and low flush w.c. Wall mounted storage cupboard with adjacent vertical chrome radiator and spotlighting and dimmer lighting controls.

<u>THIRD BEDROOM</u> 24'3 x 11'1 Dual aspect with stunning countryside views. Two radiators, small door to eaves storage. Spotlighting with dimmer lighting controls and access to second loft area.

<u>FOURTH BEDROOM</u> Window overlooking the front garden. Radiator spotlighting and dimmer light controls.

<u>STUNNING FAMILY BATHROOM</u> Obscure glazed window to side, tiled in stunning design high gloss marble wall and floor ceramics with feature matt black coated freestanding bath, walk in double shower with black multi pane effect grid detail to the glass walls, wash hand basin with mixer tap and wall mounted contemporary style storage cupboard, spot lighting and vertical radiator.

Exterior

Rear Elevation

The property is approached via a pair of five bar wooden gates opening to a wide tarmac driveway offering ample vehicle parking space, with shrub and hedgerow providing an excellent degree of seclusion from Laundry Lane. Victoria House sits central to the plot and is surrounded by well-tended lawns bordering onto farmland with views in every direction over neighbouring countryside. To one corner of the garden is a timber shed and the drainage is by septic tank. Directly to the side of the property is a wide sun terrace offering a sunny aspect from where to enjoy a morning coffee or alfresco dining. At night the property is enhanced by external lighting.

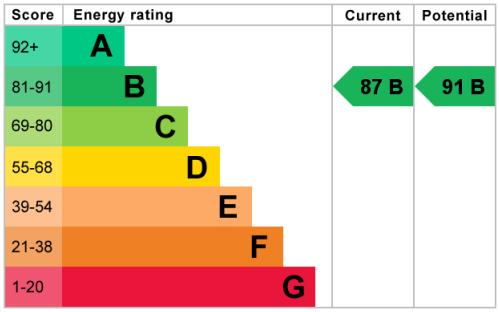
COUNCIL TAX BAND. G £3,795 per annum as of 14th September 2026

PRICE: £4,000.00 Per Calendar Month, Gardener Included

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 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.*** *Det 0433*

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www.jeanhennighanproperties.co.uk ***enquiries@jeanhennighanproperties.co.uk***