

EST. 1984



Jean Hennigan Properties

INDEPENDENT TOWN AND COUNTRY AGENTS

**YEW TREE COTTAGE, SEDGE GREEN,
NAZEING, ESSEX, EN9 2PA.**

*Estate Agents,
Surveyors, Valuers,
& Residential
Lettings*

*Dedicated To
Quality Without
Compromise*

*For A Free
Valuation Without
Obligation Please
Telephone:
01992 445055*

*60 High Road
Broxbourne
Hertfordshire
EN10 7NF*



Having just been built, this spacious detached home offers three double bedrooms and two bathrooms. It is presented unfurnished, but includes brand-new white goods, and sits on a generous plot with ample secure, gated parking.

Enjoying a rural feel, the property is within easy reach of several towns, including Nazeing, Hoddesdon, Broxbourne and Harlow, all of which provide a range of shops for day-to-day needs. Commuters are well served, with a choice of British Rail stations only a short drive away. The home is surrounded by the Lea Valley, offering numerous riverside and lakeland walks that meander throughout the surrounding countryside.

SUMMARY OF ACCOMMODATION

SPACIOUS RECEPTION HALL

GOOD SIZE SITTING ROOM

OPEN PLAN KITCHEN/DINING/FAMILY ROOM WITH NEW WHITE GOODS

**PRINCIPAL SUITE COMPRISING; GOOD SIZE DOUBLE BEDROOM,
DRESSING ROOM AND EN-SUITE SHOWER ROOM**

TWO FURTHER SPACIOUS DOUBLE BEDROOMS

FAMILY BATHROOM

GROUND SOURCE HEAT PUMP

DOUBLE GLAZED WINDOWS

SECURE GATED DRIVEWAY WITH AMPLE PARKING

GOOD SIZED WEST FACING REAR GARDEN

NO PETS* *NON SMOKERS

AVAILABLE END OF MARCH 2026

SPACIOUS RECEPTION HALL 12'2 x 9'3 *Impressive vaulted ceiling with high-level triangular window flooding the room with light. Karndean flooring with underfloor heating. Staircase to first floor. Access to open-plan kitchen/dining/family room and panelled doors to the principal suite and:*



GOOD SIZE SITTING ROOM 15'9 x 12'2 *Double glazed square bay window to front. Recessed LED spotlighting. Karndean flooring with underfloor heating.*



OPEN PLAN KITCHEN/DINING/FAMILY ROOM 27'1 x 12'10 (overall)



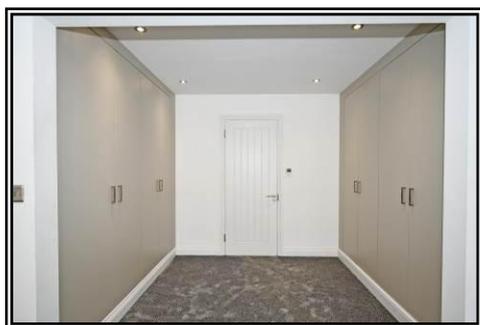
Kitchen/Dining Area:- Fitted with a range of Shaker style wall and base units with ample timber effect working surfaces and matching splashbacks, incorporating a sink drainer unit with spring neck mixer tap. Appliances include an American-style fridge/freezer, integrated dishwasher, electric fan-assisted oven and grill, and adjacent four-ring halogen hob with illuminated extractor canopy above. Double glazed window to rear overlooking the garden. Recessed LED spotlighting and Karndean flooring with underfloor heating.

Family Area:- Double glazed casement doors with matching side windows opening to the garden. Recessed LED spotlighting and Karndean flooring with underfloor heating.



PRINCIPAL SUITE

Good Size Double Bedroom:- 14'5 x 12'2 Double glazed square bay window to front. Recessed LED spotlighting and underfloor heating. Access to:



Dressing Room:- 7'9 x 7'9 Fitted with floor to ceiling wardrobes providing ample hanging and storage space, also housing the fuse board and pressurised hot water cylinder with fitted immersion heater. Recessed LED spotlighting and underfloor heating. Panelled door to:

Spacious En-Suite Shower Room:- 12'11 x 4'8 Partly tiled in decorative porcelain with suite comprising sculptured wash hand basin with chrome mixer tap and double cupboard below, close-coupled w.c., and walk-in shower cubicle with thermostatically controlled shower and glass screen. Obscure double glazed window to rear, recessed LED spotlighting, extractor fan, heated towel rail and porcelain tiled flooring with underfloor heating.

FIRST FLOOR

GALLERIED LANDING Timber balustrading with decorative newel posts, overlooking the reception hall. Panelled doors to bedrooms two and three and the family bathroom.



SPACIOUS SECOND BEDROOM 17'5 x 14'4 Dual aspect with double glazed skylight window to rear and further double glazed window to front with radiator below. Recessed LED spotlighting.



GOOD SIZED THIRD BEDROOM 17'4 x 15'7 Dual aspect with double glazed skylight window to rear and further double glazed window to front with radiator below. Recessed LED spot lighting.



FAMILY BATHROOM 9'4 x 7'7 Partly tiled in decorative porcelain with suite comprising sculptured wash hand basin with chrome mono-bloc tap and double cupboard below, close coupled w.c., and panelled bath with chrome mixer tap, shower attachment and glass screen. Obscure double glazed window to rear, recessed LED spot lighting, extractor fan, heated towel rail and porcelain tiled flooring with underfloor heating.



EXTERIOR

Approached via an automatic gate, the property opens onto a wide driveway providing secure off-street parking for numerous vehicles.

The west-facing rear garden will be mainly laid to lawn, enclosed by close-boarded fencing, and features a paved sun terrace directly behind the property.



COUNCIL TAX BAND.

PRICE: £2,900.00 Per Calendar Month

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

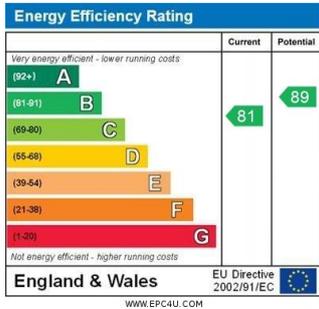
Redress Scheme: - The Property Ombudsman - www.tpos.co.uk



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

Important Note: These particulars have been prepared by Jean Hennigan 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. Det0428

Visit us or email us at:

www.jeanhenniganproperties.co.uk

enquiries@jeanhenniganproperties.co.uk

