

EST. 1984



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



*This spacious two double bedroom, ground floor maisonette, is offered unfurnished but with white goods and enjoys its own private front and rear gardens.*

*Conveniently located being within a short walk of local shops catering for day to day requirements and Broxbourne British Rail Station, which provides a direct link to London's Liverpool Street (approximately 25 minutes) and Stansted Airport.*

#### **SUMMARY OF ACCOMMODATION**

- \*RECEPTION HALL WITH STORAGE CUPBOARD\**
- \*SITTING/DINING ROOM WITH DEEP STORAGE CUPBOARD\**
- \*GOOD SIZE KITCHEN/BREAKFAST ROOM WITH WHITE GOODS\**
- \*TWO DOUBLE BEDROOMS\**
- \*BATHROOM\**
- \*GAS FIRED CENTRAL HEATING\**
- \*DOUBLE GLAZED UPVC WINDOWS AND DOORS\**
- \*PRIVATE FRONT & REAR GARDENS\**
- \*NO SMOKERS\**
- \*AVAILABLE MID/END OF JULY 2026\**

*A uPVC door with coloured leaded light double glazed inset and carriage style courtesy light affords access to:*

*RECEPTION HALL Storage cupboard housing the gas and electric meters and fuse box. Obscure glazed door to:*

**SITTING/DINING ROOM** 14' x 11'11" Double glazed uPVC window to front, two double thermostatically controlled radiators, T.V. and telephone points. Deep cupboard with electric light connected providing ample storage facilities. Obscure glazed door to inner hallway and:



**KITCHEN** 11'2 x 9' Fitted with wall and base units with ample working surfaces and tiled splashbacks, incorporating stainless steel sink drainer unit with mixer tap and cupboard below. Range of new appliances to include freestanding electric oven and grill with four ring hob, washing machine, fridge and freezer. Double glazed uPVC window and door to rear, wall mounted central heating programmer controls, telephone point and cupboard providing storage facilities.



**INNER HALLWAY** Double airing cupboard housing the hot water cylinder with fitted immersion heater, cold water header tank and slatted shelving. Doors to bedrooms and bathroom.

**BEDROOM ONE** 12'7 x 10'8 ('L' Shaped) Double glazed uPVC window to rear with double thermostatically controlled radiator below.



**BEDROOM TWO** 12'9 x 10'9 Double glazed uPVC window to front with double thermostatically controlled radiator below. TV and telephone points.



**BATHROOM** 6'4 x 5'10 Tiled in decorative ceramics with suite comprising: pedestal wash hand basin, low flush w.c. and panelled bath with mixer tap. Obscure double glazed uPVC window to rear, mirror fronted medicine cabinet, heated towel rail and telephone point.

## EXTERIOR

The property is approached via a decorative wrought iron gate which provides pedestrian access onto a paved pathway boarded by shrub, dwarf retaining walls and lawn.



The property enjoys its own private rear garden which is principally laid to lawn and enclosed by panelled facing and mature shrubs. There are external water and lighting connections and pedestrian access is afforded to one side via a timber gate.

**COUNCIL TAX BAND** C £2,050.16 (as of 29<sup>th</sup> June 2026)

**PRICE: £1,500.00 Per Calendar Month**

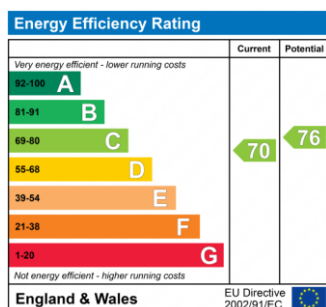
Redress Scheme: - The Property Ombudsman - [www.tpos.co.uk](http://www.tpos.co.uk)



Clients' Money Protection Scheme: - Client Money Protect, Membership No. CMP003840 - [www.clientmoneyprotect.co.uk](http://www.clientmoneyprotect.co.uk)



## **Energy Performance Graph**



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

**VIEWING:** By appointment with Owners 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 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 tenant(s) must make their own enquiries regarding such matters. Det0114

**Visit us or email us at:**

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