

EST. 1984



Jean Hennighan Properties

INDEPENDENT TOWN AND COUNTRY AGENTS

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Telephone:
01992 445055*

*60 High Road
Broxbourne
Hertfordshire
EN10 7NF*

**NAZEINGBURY PARADE, NAZEING ROAD,
NAZEING, ESSEX, EN9 2JL.**



Having been thoughtfully refurbished, this bright and spacious two double bedroom first floor unfurnished apartment, is situated close to open countryside and a selection of local shops which amply cater for day to day requirements, whilst Broxbourne British Rail Station is but a short drive and provides the commuter with fast and frequent access to London's Liverpool Street.

SUMMARY OF ACCOMMODATION

- *ENTRANCE LOBBY***
- *FIRST FLOOR LANDING WITH DEEP STORAGE CUPBOARD***
- *SITTING/DINING ROOM***
- *NEWLY FITTED KITCHEN WITH FREESTANDING GAS OVEN***
- *TWO DOUBLE BEDROOMS***
- *BATHROOM***
- *GAS FIRED CENTRAL HEATING***
- *DOUBLE GLAZED UPVC WINDOWS***
- *NEWLY DECORATED***
- *NEW CARPETS THROUGHOUT***
- *AVAILABLE APRIL 2026***
- *NO PETS* *NON SMOKERS***

A timber panelled door affords access to:

ENTRANCE LOBBY Courtesy lighting and staircase with timber handrail to:

FIRST FLOOR

LANDING Access to loft and deep cupboard providing storage facilities and housing the fuse board. Doors to bedrooms, bathroom and:



SITTING/DINING ROOM 11'9 x 10'11 Double glazed uPVC window to rear, feature 1930's style open fireplace, radiator, TV and telephone points. Multi pane obscure glazed door with matching side window to:

KITCHEN 8'10 x 7'5 Newly refurbished with units and appliances. Dual aspect with double glazed uPVC windows to side and rear. Fitted with wall and base units with working surfaces, incorporating stainless steel single drainer sink unit with cupboard below. Wall mounted gas fired combination boiler, freestanding gas oven with four ring hob, recess with plumbing for washing machine and space for fridge/freezer. Built-in larder cupboard with shelving.



BEDROOM ONE 12'9 x 10'11 Double glazed uPVC window to front, radiator and TV point.

BEDROOM TWO 10' x 6'3 Double glazed uPVC window to front and radiator.

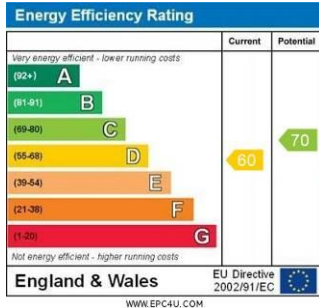
BATHROOM 6'3 x 5'5 Tiled with suite comprising; sculptured pedestal wash hand, low flush w.c with mahogany seat and panelled bath with independent thermostatically controlled power shower, curtain and rail. Extractor fan and convector heater.



COUNCIL TAX BAND. B £1,705.01 (as of 25th March 2026)

PRICE: £1,250.00 Per Calendar Month

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 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. Det0151

Visit us or email us at:

www.jeanhennighanproperties.co.uk

enquiries@jeanhennighanproperties.co.uk

