

EST. 1984



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*60 High Road  
Broxbourne  
Hertfordshire  
EN10 7NF*

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**MCKENZIE ROAD,  
BROXBOURNE, HERTFORDSHIRE, EN10 7JO.**



*An unrivalled opportunity to acquire this spacious two double bedroom detached bungalow, set on a generous and well maintained plot within one of Broxbourne's most sought after roads. Offering the incoming purchaser a wealth of possibilities, the property is perfectly comfortable as it stands yet also presents excellent scope to either convert the loft or even rebuild as a four bedroom detached home, as successfully achieved by the property opposite, subject of course to any planning requirements.*

*Perfectly located, the property is just a short walk from Broxbourne British Rail Station, a choice of highly sought after schools, two local parks, and a selection of shops that cater well for day to day needs. The Lea Valley is also on your doorstep, offering an array of riverside and countryside walks with a welcoming pub or two to enjoy along the way.*

***Viewing Highly Recommended!***

**SUMMARY OF ACCOMMODATION**

- \*RECEPTION HALL\****
- \*GOOD SIZE KITTED KITCHEN/BREAKFAST ROOM\****
- \*SPACIOUS SITTING/DINING ROOM\****
- \*GARDEN ROOM\****
- \*TWO DOUBLE BEDROOMS\****
- \*FAMILY SHOWER ROOM\****
- \*GAS FIRED CENTRAL HEATING\****
- \*DOUBLE GLAZED WINDOWS AND DOORS\****

SUMMARY OF ACCOMMODATION CONTINUED

*\*DRIVEWAY PROVIDING OFF STREET PARKING FOR NUMEROUS VEHICLES\**

*\*DETACHED GARAGE WITH AUTOMATIC ROLLER DOOR\**

*\*WELL MAINTAINED REAR GARDEN IN EXCESS OF 90'\**

*\*EXCELLENT POTENTIAL TO FURTHER EXTEND, COVERT THE LOFT OR EVEN REBUILD,  
SUBJECT TO THE NECESSARY APPROVALS\**

*An enclosed entrance with part glazed door affords access to:*

*RECEPTION HALL Wall mounted central heating thermostat, radiator, solid oak flooring and built-in storage cupboard with high level storage above. Access to good sized loft and panelled doors to bedrooms, family shower room, sitting/dining room and:*

KITCHEN/BREAKFAST ROOM

***Kitchen Area:- 13'10 x 11'6** Fitted with a range of shaker style wall and base units incorporating glazed display cabinets, open fronted units and plate racks with ample beech effect working surfaces and decorative tiled splashbacks. Matching centre island incorporating additional storage. Integrated dishwasher, recess with plumbing for washing machine, space for fridge and electric fan assisted oven and grill with four ring halogen hob and illuminated extractor canopy above. Double glazed window to rear, thermostatically controlled double radiator and concealed gas fired combination boiler, electric meter and fuse board. Access to:*



***Breakfast Area:- 11'6 x 8'11** Double glazed window to rear, two wall light points, two fitted cupboards and thermostatically controlled radiator. Access to sitting/dining room and double glazed casement doors with matching side windows to garden room.*



**SITTING/DINING ROOM**

***Sitting Area:- 13'10 x 12'5*** Double glazed bay window to front and feature carved Sandstone fireplace fitted with electric fire on Sandstone hearth. Two wall light points, thermostatically controlled radiator, TV point and solid dark oak flooring. Return panelled door to reception hall.



***Dining Area:- 12'7 x 10'11*** Dual aspect with double glazed bay windows to front and side overlooking the garden. Telephone point and solid dark oak flooring.



**GARDEN ROOM** 8'9 x 7'4 Part brick and part uPVC double glazed with casement doors to garden. Two wall light points, wall mounted electric radiator and ceramic tiled flooring.

**BEDROOM ONE** 12'8 x 11'10 Dual aspect with double glazed window to rear and side. Fitted with a range of full height wardrobes incorporating chests of drawers. Thermostatically controlled radiator.



**BEDROOM TWO** 12'8 x 12'2 Dual aspect with double glazed window to side and further double glazed bay window to front with thermostatically controlled radiator below. Feature open fireplace with tiled back and hearth and decorative surround and mantle. TV point and solid oak flooring.



**FAMILY SHOWER ROOM** 8'3 x 5'10 Partly tiled with suite comprising: Victorian style pedestal wash hand basin, close coupled w.c. and full width shower cubicle with chrome thermostatically controlled shower unit and glass wall. Two obscure double glazed window to rear, extractor fan, radiator, heated towel rail and ceramic tiled flooring.

### **EXTERIOR**

The property is approached via a gravel driveway providing off street parking for numerous vehicles. The frontage includes a well stocked flowering shrub bed and is bordered by recently installed picket style fencing

**DETACHED GARAGE** 17'4 x 10'7 With automatic roller door and power and light connected. Eave storage facilities and double glazed window and door to garden.

A fine feature of the property is the good sized, well maintained rear garden, extending to over 90' and running parallel to McKenzie Road, offering excellent potential to create rear access if desired. The garden is enclosed by panelled fencing, with a recently laid block paved sun terrace positioned directly behind the bungalow. At its centre lies a raised circular lawned area, while to the rear is a productive allotment. Pedestrian access is available to both sides of the property, and there are external water and lighting connections.



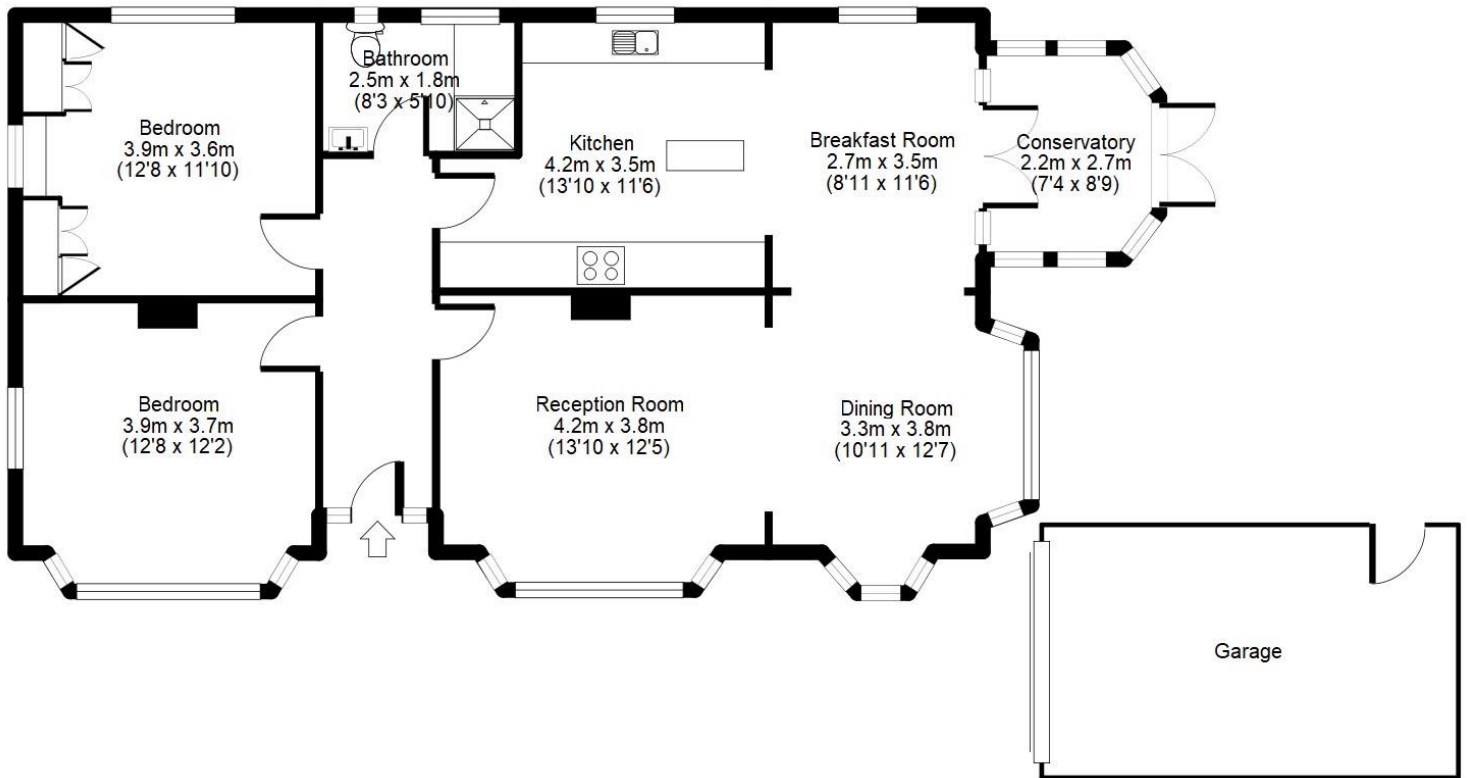


**COUNCIL TAX BAND. D**

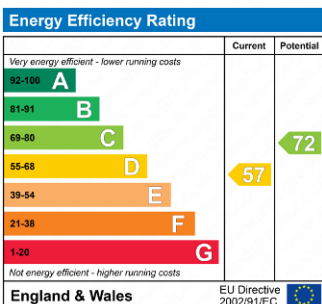
**PRICE: £675,000. FREEHOLD**

### **Floor Plans**

*These drawings are not to scale and should be used for observational purposes only*



### **Energy Performance Graph**



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

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



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

**Important Note One:** To conform with the new E.C. Money Laundering Directive, purchasers are now required to provide photographic identification in the form of a passport or drivers license together with a copy of a recent utility bill. We would recommend that prospective purchasers have these documents available to save any delay, when a sale is agreed.

**Important Note Two:** These sales 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 purchaser(s) must make their own enquiries regarding such matters. Det2727

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[enquiries@jeanhennighanproperties.co.uk](mailto:enquiries@jeanhennighanproperties.co.uk)

