



SIMPLY HOMES

Henderson Place

Epping Green SG13 8GA



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Summary:

Simply Homes are delighted to bring to the market this stunning four bedroom, two bathroom detached family home in the highly desirable village of Epping Green.

Set within a select development of a small number of luxury residences, the house offers flexible and generously proportioned accommodation that is further enhanced by a large detached summer house and a separate office/utility room within the extensive wrap around garden, as well as a substantial area for parking and a detached double garage/workshop. Presented in immaculate condition inside and out, this is a home that can easily cope with multi-generational family life thanks to the downstairs bedroom that has its own en-suite shower room, as well as the spacious ground floor rooms that give a nice easy flow around the space and connect seamlessly out into the substantial patio areas that surround the main house.

Accommodation:

This is a very attractive house inside and out, and that begins with the front door, set at the end of a lovely decoratively tiled pathway and protected by a shaped porch roof supported by ornate wrought iron posts. The door itself is inset with multiple patterned leaded windows that throw a lovely soft light into the generous entrance hall within, further swelled by the light flooding in through the pretty arched window at the top of the open stairwell. From the entrance hall doors lead off into the downstairs bedroom and the ideally placed guest cloakroom, whilst there is an open plan entrance at the rear into the fabulous kitchen/dining room.

The ground floor bedroom is a really useful facility, boosting the flexibility and adaptability of the property, whether it be needed now or maybe just as an insurance policy for the future. Benefiting from a smart en-suite shower room, and comfortably double in size, this room would also serve you just as well in a number of other roles should there not be a need for a ground floor bedroom, being perfectly located to be an office/study, snug/TV room or children's playroom.

The whole of the rear of the house is taken up by the stunning kitchen/dining room which boasts multiple windows and doors spread around all three of the outside walls, offering easy connectivity out into the garden. This is a beautifully designed space that effortlessly combines all of the facilities you may need within a cool, contemporary setting, fitted with a comprehensive array of wall and floor mounted cabinets that offer more than abundant storage space, and a superb back-lit and mirrored bar with a glass fronted wine cooler, amply supplemented by a large central island that combines worktop, storage and a wonderful breakfast bar running along its full length. Integrated within the chic smoke grey cabinets and the lighter contrasting coloured island is a complete collection of premium branded appliances that are sure to exceed your culinary requirements, along with a designated space for a full height double fronted fridge/freezer. This is a large room by any standards at over twenty two feet by over eighteen feet and it carries its size really well, enjoying nicely balanced proportions and a number of windows around the perimeter allowing nice views out into the garden whilst keeping the room light and bright throughout the day. The terrific breakfast bar comfortably seats five, but there is still abundant open floor space that would easily accept a large dining table should you wish, or, as the current owners have done, make a welcoming area for casual seating alongside the full height window overlooking the rear garden. There are two separate doors out into the garden set at either end of the kitchen, both fully glazed, with one of them having a double sliding design, ensuring a nice easy flow between the outside and inside.

An attractive wall of glass separates the kitchen/dining room from the living room which has a wonderful shaped wall curving gracefully around one side. The whole of the rear wall is taken by a substantial pair of glass sliding doors, allowing you to open the room up to fully link it with the spacious patio outside, a fabulous feature for day to day family life and a real boon when entertaining guests. This room is blessed with unfettered light all day thanks to the sliding glass doors, but also due to the additional full height window to the side and a substantial roof light at the centre of the ceiling. It is a glorious room, with all of the benefits of a conservatory or orangery but without any of the drawbacks, and will be just as comfortable in winter as in summer thanks to the smart modern log burner against the outside wall. The room clearly exhibits the flexible capabilities of this lovely home, with substantial yet well balanced space giving you myriad options as to how best to configure and furnish it. Like the adjacent kitchen, this room is easily large enough to incorporate a generous dining table and chairs, along with other occasional furniture, whilst still leaving ample room for a number of sofas, chairs, coffee tables, and so on. It is ready to work with you and for you to support your lifestyle.

Upstairs are a further three bedrooms, with all of them boasting fitted wardrobes, and a smart, fully tiled family shower room.

Within the garden is a large detached summer house with light and heat fitted that makes a superb additional lounge, but would also perform admirably in a number of alternate functions, such as a gym, craft studio, music room, games room, teenage hang out space or a guest bedroom. It has infinity doors, fully glazed, opening out into the garden, which would also make it a fabulous entertainment space/bar area. Alongside the summer house is a further detached timber building with glass double doors, making a great office/utility room.

Exterior:

A long gravel driveway extends across the front of the house, opening into a substantial area for parking that reaches across the front of the detached double garage/workshop, which has useful separate pedestrian access directly from the driveway and the rear garden. The front of the house enjoys pretty flower borders enclosing nice areas of lawn, bisected by a lovely tiled pathway leading up to the front door. There is useful separate gated access through to the rear garden, which has generous lawns either side that link together to fully surround the rear of the house. Multiple pathways connect a number of patios together, including a substantial area adjoining the kitchen/dining room and the living room, presenting a superb venue for relaxing and dining al fresco with family and friends that includes a lovely pergola enclosed bar area.

Location:

Despite its idyllic countryside location the property is still very conveniently located within the village of Epping Green, with other popular villages nearby, including Cuffley, Newgate Street, Northaw, Cheshunt and Goffs Oak all of which have vibrant community centres and many of which have fast rail links into central London. Additionally, all of the main roadway routes such as the A10, A414 and M25 are within just a few minutes drive, with the county town of Hertford just a few miles to the north.







- Ground Floor -

Entrance Hallway

Cloakroom/WC

Bedroom Four 11'3" x 9'6" (3.45m x 2.92m)

En-suite

Kitchen/Dining Room 22'2" x 18'3" (6.77m x 5.57m)

Living Room 19'8" x 17'9" (6.00m x 5.43m)

- First Floor -

Landing

Bedroom One 11'3" x 15'1" (3.45m x 4.61m)

Bedroom Two 11'3" x 6'11" (3.45m x 2.11m)

Bedroom Three 10'4" x 7'10" (3.16m x 2.41m)

Family Bathroom

- Exterior -

Summer House 15'8" x 11'1" (4.79m x 3.39m)

Utility/Office 9'4" x 15'7" (2.85m x 4.75m)

Garage 18'2", x 18'6" (5.56m, x 5.66m)





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

74

78

England & Wales

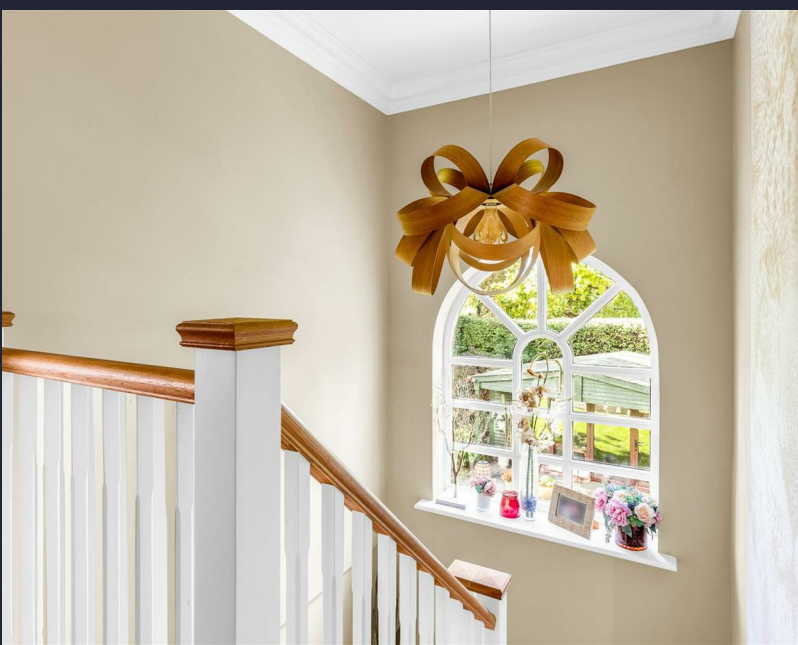
EU Directive
2002/91/EC





Total Area: 208.6 m² ... 2245 ft²







SIMPLY HOMES

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