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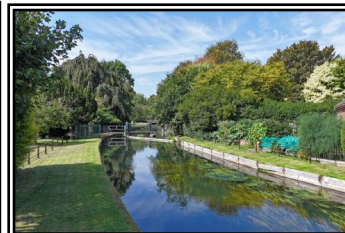
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Valuation Without
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**'TWO RIVERS HOUSE', STATION ROAD
BROXBOURNE, HERTFORDSHIRE, EN10 7AS.**

STUNNING RIVERSIDE SETTING



'Two Rivers House' is a real hidden gem in the centre of Broxbourne, and is the epitome of a unique character home, enjoying a wonderful setting occupying stunning third of an acre mature and secluded gardens with uninterrupted views over The New River and the Mill Stream. The property dates to 1907 and in recent years has been the subject of great improvement and sympathetic, seamless enlargement adding a natural flow to the accommodation. The current owners have painstakingly, lovingly restored and retained with great attention to detail, so many fine features of the original property to create what can only be described as a truly outstanding and beautifully presented family home.

The location of the property is ideal, offering the very best of both worlds surrounded by unspoilt countryside, parklands and the Lea Valley Reserve, and for the commuter there are excellent transport links by road and rail with Broxbourne British Rail station literally within a few minutes walking distance. The busy high street provides a good selection of shops to cater for day-to-day requirements together with a choice of restaurants. 'Two Rivers House' is within the catchment for highly regarded schools and colleges making the area a good choice for families.

For those purchasers seeking a welcoming, elegant, character residence in a location close to amenities, we would strongly recommend an early viewing of this fine and exceptional riverside home.

SUMMARY OF ACCOMMODATION

- *STUNNING COVERED ENTRANCE WITH STAINED GLASS DOOR**
- *WELCOMING BRIGHT AND AIRY RECEPTION HALL**
- *TRIPLE ASPECT DRAWING ROOM**
- *DINING HALL WITH RIVER VIEWS**
- *MORNING ROOM WITH FEATURE FIREPLACE**
- *FARMHOUSE STYLE KITCHEN WITH AGA**
- *CLOAKROOM WITH INTERNAL STAINED-GLASS WINDOW**
- *SEPARATE LAUNDRY ROOM**
- *BRIGHT FIRST FLOOR LANDING**
- *PRINCIPAL SUITE WITH BATHROOM AND DRESSING ROOM**
- *THREE FURTHER BEDROOMS**
- *FAMILY BATHROOM**
- *GAS CENTRAL HEATING* *SASH WINDOWS**

Covered entrance porch, full of character with decorative timber framed detail, courtesy carriage lighting, black and white tiled flooring. Two built in resting bench seats either side of the main entrance door with decorative leaded light-stained glass windows flanked by matching glazed side panels. The wrought iron pull doorbell is the original butler style spiral bell and is still in working order.

WELCOMING BRIGHT RECEPTION HALL Regency wood panelling to walls and engineered light oak flooring laid in a herringbone design. Turning staircase leading to the first-floor landing with brass stair rods, ornate balustrade, hard wood handrail and additional bespoke handrail with decorative brass detail. Original spiral brass entrance doorbell. Bespoke cupboard with feature door wooden inlay. Wall lighting. Original panelled doors providing access into the morning room, kitchen and cloakroom with large arch opening leading into the:

DELIGHTFUL DINING HALL 16'11 x 12'10 Square bay sash window to front with views over the river, regency panelling to walls and picture rail, the light oak flooring continues seamlessly from the reception hall. Feature cast iron fireplace with matching mantel, marble hearth and decorative tile slips, (please note this fireplace is not in working order). Decorative radiator cover with brass design inlay. Oak panelled door to drawing room.



CLOAKROOM 6'8 x 5'6 The main feature of this room is the high level decorative stained glass internal window. Pinch style wood panelling to walls and oak flooring to complement a quality suite comprising contemporary style wash hand basin with chrome mixer tap with cupboard below and marble stone surround. Low flush w.c. with concealed cistern. Wood shelving and ideal coat hanging space with radiator below.



STUNNING TRIPLE ASPECT DRAWING ROOM 24'2 x 18'10 ('L' Shaped). French doors and matching multi pane side panels leading out onto the sun terrace with further set of French doors also allowing access to the garden. Window overlooking the rear garden together with windows to front with charming river aspect. Regency style wall panelling and picture rail. Feature natural stone fireplace and surround with cast iron wood burner in working order. Corner shelving and three casement radiators. Decorative ceiling roses and dimmer lighting.



MORNING ROOM 15'5 x 12'7 Dual aspect with square bay sash windows overlooking the river and further window to side. Pinch wood wall panelling incorporating a storage cupboard. Oak flooring laid in a herringbone design. Feature fireplace with granite hearth, wood carved surround, mirror above and cast-iron wood burner, large adjacent built in 'best china and glass' display cupboard with leaded light glazed doors. Picture rail, dimmer lighting and casement radiator. Second panelled door leading into the:

FARMHOUSE STYLE KITCHEN 13'5 x 9'10 Sash window with views over the rear garden. Partly tiled in commissioned ceramics with oak flooring to complement the oak hand-crafted fitted kitchen comprising wall and base units with brass and ceramic detailed handles, and ample illuminated high gloss granite working surfaces over incorporating a white enamel butler sink with waste disposal and chrome mixer tap. The main feature of the kitchen is the gas fired AGA range with bespoke wooden dresser surround and open shelving. Corner open shelving and display cabinet with leaded light glazed door, glass shelving and spotlight. Space for large American style fridge freezer with open shelf unit above, the dishwasher is integrated, and the gas central heating boiler is concealed in one of the cupboard units. The heavy timber cross ceiling beam adds to the farmhouse feel of the kitchen. Spot lighting, media point connections and vertical radiator. Wide opening leading to the:



LAUNDRY ROOM 7'3 x 7'2 Part glazed door with leaded light-stained glass window leading to the garden. Partly tiled in decorative wall ceramics, wood flooring laid in herringbone design. Built in cupboards with further storage cupboard above and shoe storage below. Granite working surfaces and Belling electric double oven and grill with ceramic hob. Fitted washing machine and space for wine fridge.



FIRST FLOOR 'L' SHAPED LANDING Large sash window with stunning views over The New River. Regency style panelling to the walls, oak flooring and picture rail, wall lighting points, radiator and skylight window flooding the landing with natural daylight. Panelled doors lead to bedrooms and bathroom, with further door to:



BRIGHT AND SPACIOUS PRINCIPAL SUITE - BEDROOM 13'6 x 13'4 Delightful riverside views. Dimmer lighting controls, feature picture rail, radiator and media connection points. Archway leading to the:



DRESSING ROOM 10'6 x 10' Sash windows with fine views over the rear garden. Fitted with a range of quality bespoke wardrobes, some with glazed units and fabric inlay to three walls with matching corner dressing table. Picture rail, radiator and door leading to the:



LUXURY EN-SUITE SHOWER ROOM 9'6 x 8'10 Glazed sash widow and pinch panelling detail to walls. Amtico custom flooring with border design, quality high gloss and mosaic wall ceramics all to complement a suite comprising: double walk-in shower with curved glass wall, rainforest drencher, corner shelving, substantial dresser unit with marble top and twin circular sinks both with mixer taps, towel storage either side of double doors to cupboard area below, low flush w.c. with concealed cistern. Radiator wall light points and loft access. Chrome Heritage heated towel rail with enamel radiator.



SECOND BEDROOM 12'10 x 12'10 Delightful dual aspect room with river view, picture rail radiator and built in double wardrobe.



THIRD BEDROOM 12'10 x 9'8 Sash window with delightful riverside views. Fitted wardrobes to one wall with dressing table and display shelving either side. Further bespoke and display units to the side of the chimney breast with ornate detail. Dimmer lighting controls.



FOURTH BEDROOM 9'10 x 8'10 This room is currently used as a study with stunning views over the rear garden. Feature fireplace with marble hearth. Bespoke shelving, radiator and dimmer lighting controls.

FAMILY BATHROOM 9'5 x 8'8 Window to rear with opaque glazing. Porcelain tiled flooring, pinch panelling wall detail to complement a suite comprising: stunning stand-alone roll top enamel bath with mixer tap, shower attachment and wrought iron claw feet feature. Tiled in quality wall ceramics, to the built in shower with drencher shower head, chrome control bar and glass door. Fitted dresser with overlarge square sink unit, with cupboards below and illuminated mirror above, low flush w.c. Built in airing cupboard with panelled door housing the water tank with shelving, central heating controls and water softener. Display shelving and chrome vertical heater. Access to loft.



EXTERIOR

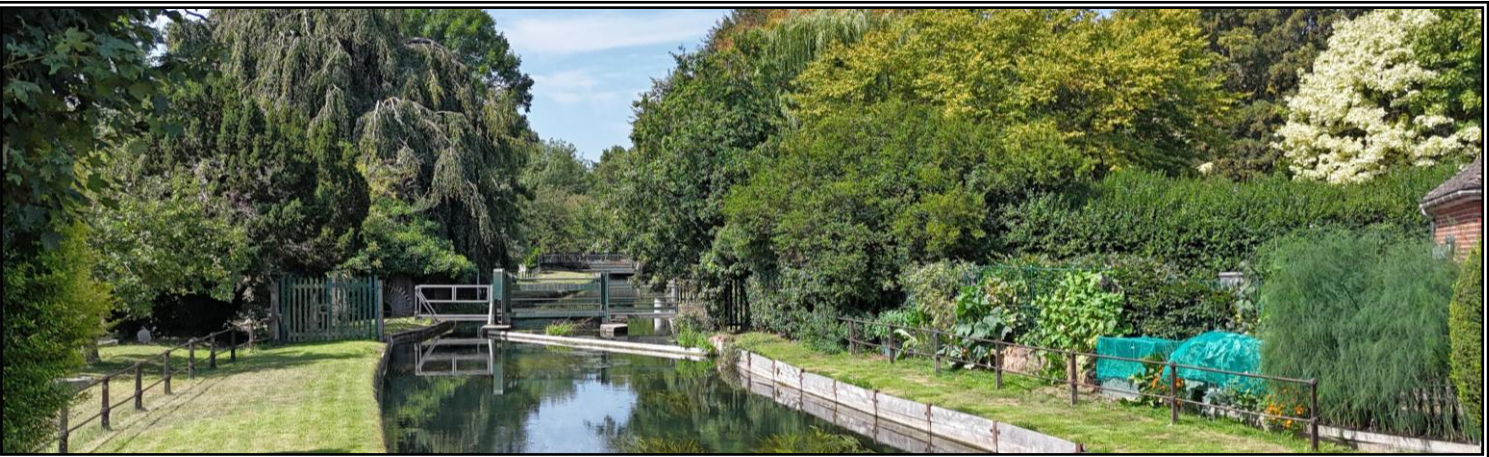
'Two River House' is approached via a wide block paved driveway with courtesy carriage lighting and brick-built piers, leading to a double garage with white panelled door. Access via a courtyard takes you to the stunning front of the property, with rolling well-tended to grass riverbank sectioned by original wrought iron railings. The front elevation of the property is delightful with early 1900's original features including covered porch with ornate woodwork detailing, built in resting benches and a later addition of black and white floor tiling. The property is enhanced at night with external carriage lighting. Access via brick-built piers with ornate wrought iron arch style heavy gate takes you to the garden.



The rear garden is truly spectacular and over the years has been a real labour of love, arranged on different levels, each part of the garden has been thoughtfully planned to the fullest potential, laid principally to lawn with stunning borders stocked with an abundance of evergreens, flowering shrubs and perennials all adding colour and scent throughout the seasons with mature specimen trees creating seclusion and shade together with productive fruit trees. The surprise to the garden is the unseen stepped area leading down to the Broxbourne Mill Stream with sleeper retainers for artificial grass either side of central steps and offering a delightful and tranquil spot at the bottom from where to sit and enjoy the views and sounds of the stream. The main feature of the garden is the beamed summer house with pitched roof, rebuilt using the original materials with the addition of glass panelling to create a relaxing retreat covered area from where to sit and enjoy a book, have a coffee, read the papers and admire the garden all year round as there is light, heat and power connected. The wraparound paved sun terrace to the rear and side of the property provides several seating areas. The above ground brick-built fishpond is yet another feature of the garden, well stocked and with the benefit of a covered purpose-built housing for the pump. The garden benefits from, power and water connections at night the garden is lit by external lighting. Meandering pathways link each section of the garden with a total of three exits, one pathway leading to a partly glazed pedestrian door to:

DOUBLE GARAGE 19'1 x 18'8 With white panelled, electrically operated up and over door, light and power connected with excellent storage facilities.

Rear Garden

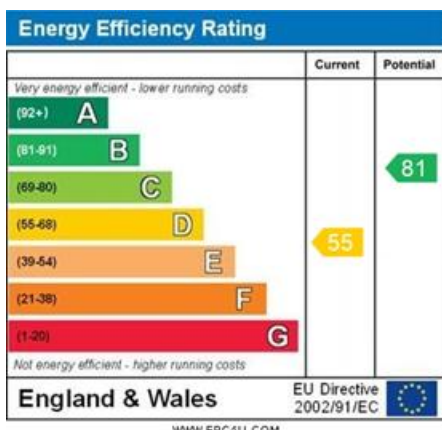






PRICE: £1,200,000. FREEHOLD

Energy Performance Graph



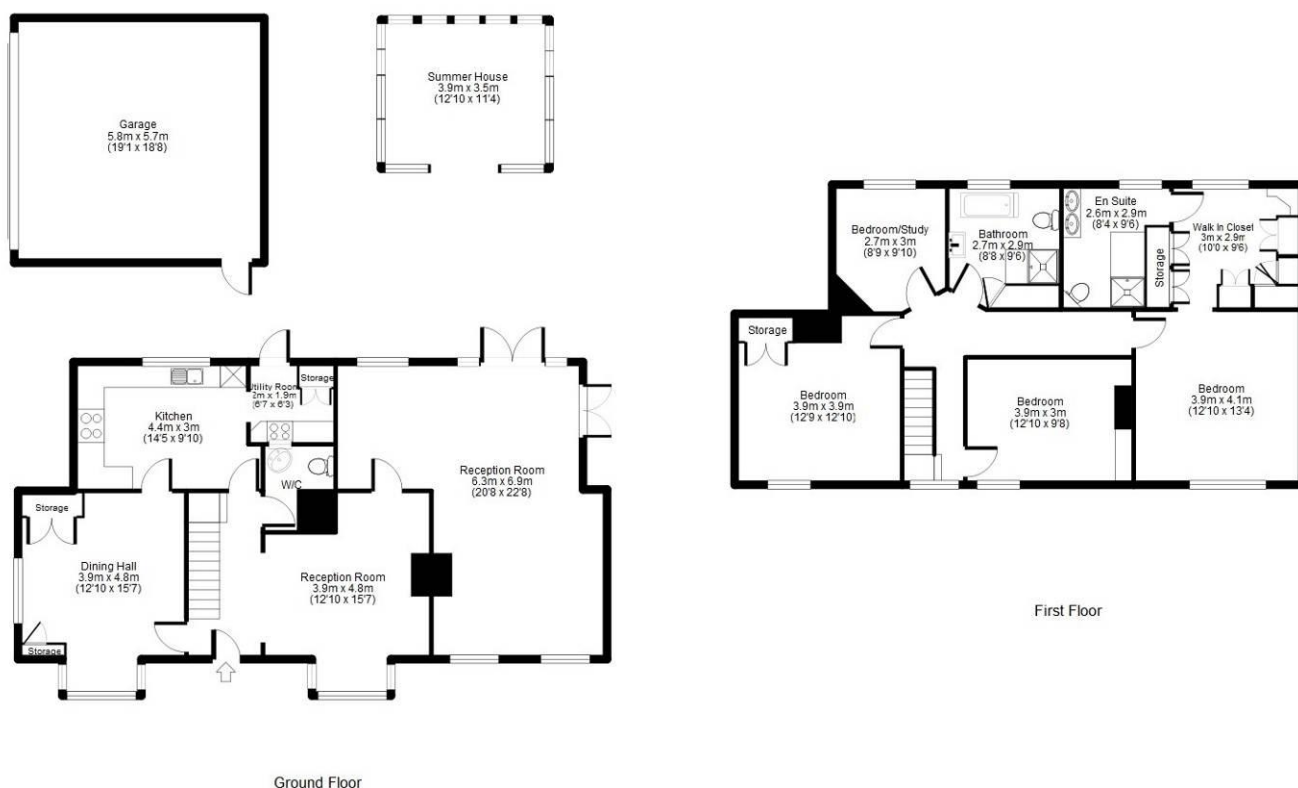
The full Energy Performance Certificate can be viewed at our office, or a copy can be requested via email

Floor Plans

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

Two Rivers House, Station Road, Broxbourne EN10

APPROX GROSS INTERNAL FLOOR AREA: 2419 sq. ft / 225 sq. m



For identification purposes only
Measurements are approximate and not to scale

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



VIEWING: By appointment with Owners 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. Det2709

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