

EST. 1984



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Broxbourne
Hertfordshire
EN10 7NF*

**FELTON CLOSE,
TURNFORD, CHESHUNT, HERTFORDSHIRE, EN10 6BT.**



Bright and surprisingly spacious two double bedroom extended home enjoying a quiet cul-de-sac position with the benefit of a generous sized south facing rear garden and private off-street vehicle parking.

Felton Close is ideally located, close to the Brookfield Farm Shopping Centre and is within easy reach of major transport links including the A10 and M25 together with a choice of British Rail networks.

Early viewing essential to avoid disappointment.

Available Immediately

SUMMARY OF ACCOMMODATION

****ENTRANCE PORCH****

****RECEPTION HALL****

****BRIGHT AND SPACIOUS SITTING/DINING ROOM****

****KITCHEN SOME WHITE GOODS INCLUDED****

****TWO DOUBLE BEDROOMS BOTH WITH FITTED WARDROBES****

****TILED SHOWER ROOM****

SUMMARY OF ACCOMMODATION CONTINUED

GAS CENTRAL HEATING AND DOUBLE GLAZING

SOUTH FACING REAR GARDEN WITH LARGE STORAGE SHED

PRIVATE DRIVEWAY WITH VEHICLE PARKING

NON-SMOKING PROPERTY

AVAILABLE IMMEDIATELY

Courtesy lighting either side of white partly glazed uPVC double doors that afford wide access to:

ENTRANCE PORCH *Obscure glazed windows either side, courtesy lighting, tile effect flooring and part glazed door leading to the:*

RECEPTION HALL *11' x 6'6" Turning staircase leading to the first-floor landing with wooden handrails either side. Cloaks hanging space and wooden flooring. Wall mounted central heating thermostat controls and radiator. Panelled doors lead to the kitchen and sitting/dining room with a further panelled door leading into the:*

WALK IN STORAGE CUPBOARD *Obscure glazed window to front, light and power connected, ample storage shelving and also housing the fuse board, electric and gas meters.*



KITCHEN *9'1 x 6'6" Window with front aspect and fitted with a range of quality high gloss wall and base units with marble effect working surfaces over, incorporating a cream single drainer sink unit with mixer tap and cupboard below. Inset four ring electric hob with concealed extractor hood above, oven and grill below. Space for washing machine and free-standing fridge freezer. The dishwasher will be remaining and has a matching unit fascia.*

BRIGHT AND SPACIOUS SITTING/DINING ROOM *23'8 x 13'2" Double multi pane doors lead to the sun terrace with matching windows either side, the additional two Velux skylights flood the area with natural day light. There are two radiators, media and telephone connection points. The ceiling is coved and there is a door to a deep understairs storage cupboard.*



FIRST FLOOR LANDING *With access to the insulated loft space and doors leading to the bedrooms and shower room with a further door to the:*

AIRING CUPBOARD *Housing the hot water cylinder and immersion heater with linen storage shelving above, and wall mounted central heating programmer control unit.*

PRINCIPAL BEDROOM 13'1 x 9'10 Set of two windows overlooking the rear garden. To one wall there is a range of regency style fitted wardrobes. There is radiator and the ceilings are coved, there are also media and telephone point connections.



SECOND BEDROOM 10'6 X 10'10 Window overlooking the front garden with radiator below. Fitted with a range of wardrobes to one wall with central mirror doors. Coved ceiling, media and telephone point connections. Dimmer lighting control.

SHOWER ROOM 6'7 X 6'7 Tiled in quality wall ceramics with mosaic detail decorative border, to complement a suite comprising corner walk in shower cubical with curved glass sliding door panels and electric fitted shower. Vanity unit with wash hand basin mixer tap and high gloss double doors to storage unit below. Wall mounted mirror fronted medicine cabinet with LED light above. Retractable shaving mirror. Low flush w.c. The heated towel rail and hanging towel rail are both finished in chrome. Spot lighting.



Exterior

The property is approached via a wide charcoal block paved driveway laid in a herringbone pattern with contrasting lighter grey border allowing off street vehicle parking.

The rear garden is south facing with panelled fencing and brick retaining walls which flank a wrought iron gate and central paved path with lawned areas either side and wide well stocked borders with evergreens and flowering shrubs, numerous rose trees and lavender add colour in Spring and Summer months. The path leads to a wide hardstanding with rear garden access and a large uPVC storage shed that will be remaining. Directly behind the property is a wide paved sun terrace, water connection and courtesy carriage lighting.



COUNCIL TAX BAND. D (£2306.43 per annum as of 29th May 2026)

PRICE: £1,700.00 PER CALENDAR MONTH

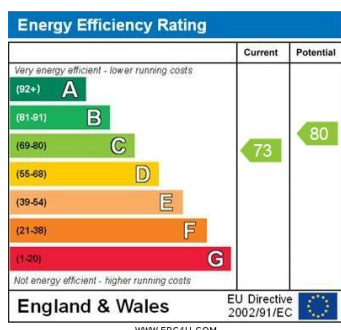
Redress Scheme: - The Property Ombudsman - www.tpos.co.uk



Clients' Money Protection Scheme: - Client Money Protect,
Membership No. CMP003840 - www.clientmoneyprotect.co.uk



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

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