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**60 High Road
Broxbourne
Hertfordshire
EN10 7NF**



Having been in the same family for almost forty years, this surprisingly spacious home has a welcoming feel as soon as you enter it. Although the property has been extended and well maintained over the years it does require updating and offers enormous scope for the incoming purchaser to further improve and enlarge the current layout of accommodation, subject of course to the necessary planning consents.

Silverfield is a small quiet cul de sac, ideally located close to amenities with the Wormley Primary, Nursery and Pre School literally on the doorstep and the highly regarded Broxbourne Secondary School is also within walking distance. Transport links by both road and rail are easily accessible, while the high street offers a busy shopping parade for day-to-day requirements, the nearby Brookfield Farm Centre offers more comprehensive shopping and sporting facilities.

For purchasers seeking a property with potential to create an exceptional family home in a convenient location we would strongly recommend an early viewing.

SUMMARY OF ACCOMMODATION

ENTRANCE PORCH
RECEPTION HALL

SUMMARY OF ACCOMMODATION CONTINUED

CLOAKROOM
26FT KITCHEN/BREAKFAST ROOM
DUAL ASPECT SITTING/DINING ROOM
THREE GOOD SIZED BEDROOMS
FAMILY BATHROOM
GAS WARM AIR CENTRAL HEATING SYSTEM
UPVC DOUBLE GLAZEING
GARAGE WITH REMOTE CONTROL OPENING ROLLER DOOR
* DRIVEWAY WITH VEHICLE OFF STREET PARKING*
REAR GARDEN WITH WIDE SUN TERRACE

Courtesy lighting and part glazed upvc entrance door with matching glazed side light and panelling below affords access to:

ENTRANCE PORCH 6'2 x 3' Quarry tiled flooring with sunken matwell. Coats hanging space and louvered door to built in storage cupboard, wall light point and multi paned Georgian style wood door leading to the:



WIDE RECEPTION HALL 14'9 x 5'10 Staircase leading to the first floor landing with wooden hand rail. Sapele wood doors lead to the kitchen/breakfast room and sitting/dining room with a further door leading to the:

CLOAKROOM 5'10 x 2'11 Obscure glazed window to side and fitted with a suite comprising: corner wash hand basin with mixer tap tiled splashback and cupboard below, low flush w.c. Heated towel rail with large mirror and light above, tiled flooring, spot lighting and wall mounted electric heater.

DUAL ASPECT KITCHEN/BREAKFAST ROOM 26'11 x 14'3 (maximum measurement) Window overlooking the side sun terrace and further window with adjacent glazed door leading to the rear garden. Partly tiled in decorative wall ceramics and fitted with a range of matching wall and base units with ample illuminated working surfaces over incorporating a stainless-steel single drainer twin sink unit with mixer tap and cupboard below. Gas oven and hob with extractor hood above, wall mounted rotisserie oven. Plumbing for dish washer and washing machine with space for a tumble drier. Bosch free standing fridge freezer. Wall mounted gas heater and vents. Wooden louvered doors to understairs storage cupboard with light connected plus adjacent pantry cupboard. Further built in cupboard housing the warm air central heating system. Television connections and sapele door leading into the:



BRIGHT SITTING/DINING ROOM 24'8 x 12'11 Dual aspect with window to front and sliding patio doors leading to the sun terrace and garden. Feature brick effect fireplace with electric fire and wooden mantel. Warm air vents and coved ceilings. Wall light points and media connections. Wall mounted warm air thermostat controls and return door leading to the reception hall.



FIRST FLOOR LANDING Access to the insulated loft with light connected and retractable loft ladder. Warm air ceiling vents. Doors leading to the family bathroom and bedrooms with a further door to the built in airing cupboard housing the hot water cylinder with ample linen storage space above.

PRINCIPAL BEDROOM 12'7 x 12'1 Window overlooking the rear garden with built in wardrobes to one wall both with sliding doors. Warm air vent, telephone and media connection points.



SECOND BEDROOM 12' x 11'10 Window overlooking the front garden with fitted wardrobes either side. Warm air vent and media points. Dimmer lighting controls.

THIRD BEDROOM 8'9 x 8'9 Window with front aspect. Warm air vent and wood laminate flooring with pine wood skirting. Fitted shelving and wall light point.



FAMILY BATHROOM 6'9 x 5'6 Obscure glazed window to rear. Tiled in decorative wall ceramics to complement a suite comprising panelled bath with mixer tap and separate shower. Pedestal wash hand basin and low flush w.c. warm air vent. Tile effect floor covering and wall mounted medicine cabinet with sliding mirror doors and shelf below. Heated towel rail.

FRONT

The property is approached via a wide concrete driveway with dwarf retaining wall raised flower beds, stocked with various flowering shrubs to one side together with panelled fencing. Further paved area lends itself to additional parking by the front entrance door. At night the property is enhanced by external wall lighting.

GARAGE 11'6 x 7'2 With remote control roller door, light and power connected, various wall shelving and freestanding work bench. Eaves storage. Housing the electric meters and fuse box.

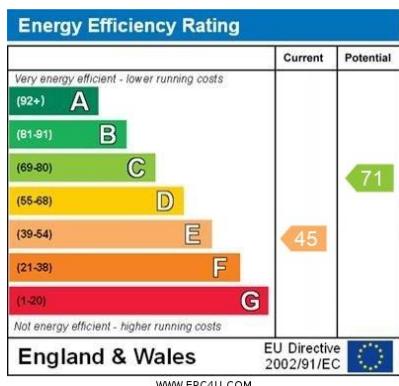
REAR GARDEN Laid mainly to lawn with large wrap around paved sun terrace. Panelled fencing and mature shrubs provide an excellent degree of seclusion while a timber gate affords rear garden access. There is an external water supply and to one corner of the garden is a timber shed and further timber store with felt roof and adjacent twin rainwater barrels.



COUNCIL TAX BAND E.

PRICE: £450,000 FREEHOLD

Energy Performance Graph

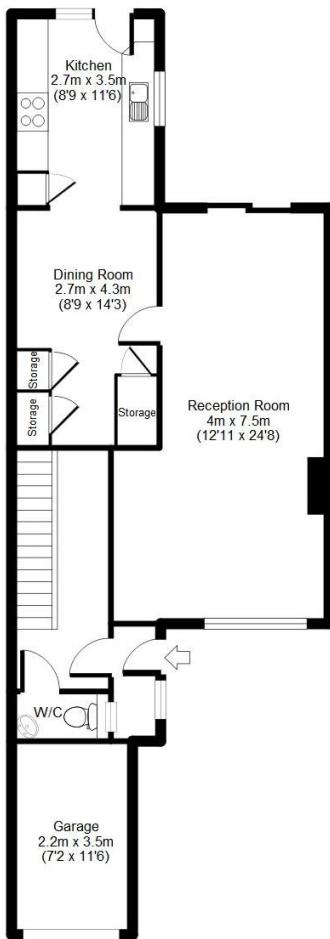


The full Energy Performance Certificate can be viewed at our office, or a copy can be requested via email

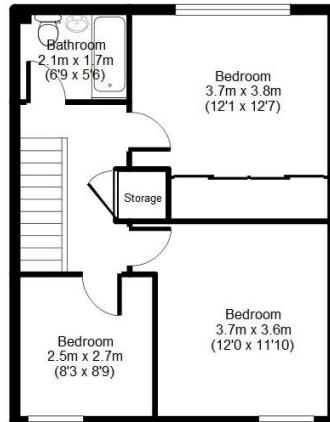
Floor Plans

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

APPROX GROSS INTERNAL FLOOR AREA: 1175 sq. ft / 109 sq. m



Ground Floor



First Floor

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



VIEWING: By appointment with **Owners Joint 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. Det2719

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