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**ADMIRALS WALK,
HODDESDON, HERTFORDSHIRE, EN11 8AQ.**



Providing the incoming purchaser with an excellent opportunity to modify to their own requirements and benefiting from a good sized loft which provides excellent potential to further enlarge the accommodation, this three bedroom mid terrace family home, has already been extended, and provides deceptively spacious accommodation.

Situated within a sought after location within a short walk of Broxbourne British Rail Station, which provides the commuter with fast and frequent access to London's Liverpool Street, Stansted Airport and Cambridge, whilst Hoddesdon Town Centre, is also within a short walk, and offers a wide variety of shops, a selection of eateries from around the globe and a range of sporting and leisure facilities.

Early viewing is highly recommended.

SUMMARY OF ACCOMMODATION

GOOD SIZE RECEPTION HALL

SPACIOUS SITTING ROOM WITH GAS LIVING FLAME FIRE

EXTENDED KITCHEN

DINING ROOM

THREE BEDROOMS

FAMILY BATHROOM

GOOD SIZED LOFT PROVIDING EXCELLENT POTENTIAL TO FURTHER ENLARGE THE ACCOMMODATION, SUBJECT TO APPROVALS

SUMMARY OF ACCOMMODATION CONTINUED

GAS FIRED CENTRAL HEATING

DOUBLE GLAZED WINDOWS AND DOORS

BRINDLE BLOCK PAVED DRIVEWAY PROVIDING OFF STREET PARKING

SOUTH WEST FACING REAR GARDEN APPROACHING 40'

A covered entrance with oak wood grain effect double glazed door affords access to:



RECEPTION HALL 13'10 x 5'5 *Obscure double glazed window to front and staircase to first floor with timber handrail and storage cupboard below housing the gas and electric metres and fuse board. Wall mounted central heating thermostat, radiator and wood effect flooring. Multi pane glazed door to:*

SITTING ROOM 24'6 x 10'11 *(into bay and max) Double glazed bay window to front and feature gas living flame fire with marble back and hearth and decorative timber surround and mantle. Dado rail, two double radiators, wood effect flooring, TV and telephone points. Archway to dining room and further archway to:*



KITCHEN 18'2 x 7'8 *(max) Fitted with a range of high gloss wall and base units with ample granite effect working surfaces and tiled splashbacks incorporating stainless steel sink drainer unit. Range of appliances to include washing machine, fridge/freezer and freestanding gas double oven and grill with four ring gas hob. Double glazed window overlooking the garden and illuminated ceiling. Archway to:*



DINING ROOM 9' x 7'4 *Double glazed sliding patio door to garden. Double radiator and wood effect flooring. Return archway to sitting room.*



FIRST FLOOR

LANDING 8'4 x 6'11 Access to good sized loft, providing excellent potential to further enlarge the accommodation, subject to the necessary approvals, and panelled doors to bedrooms and family bathroom.

BEDROOM ONE 13'7 x 10'2 (into bay and into wardrobes) Double glazed bay window to front and range of fitted wardrobes with matching vanity unit and bedside tables. Radiator, TV and telephone points.

BEDROOM TWO 11'4 x 14'3 (max) Double glazed window to rear. Double louver cupboard housing the Baxi gas fired combination boiler and central heating programmer controls with high level linen storage above. Radiator and TV point.



BEDROOM THREE 8 x 6'2 Double glazed window to front and radiator.

FAMILY BATHROOM 6'1 x 5'5 Tiled in decorative ceramics with suite comprising; sculptured pedestal wash hand basin with chrome mixer tap, close coupled w.c. and p-shaped bath with chrome mixer tap, shower attachment and curved glass screen. Obscure double glazed window to rear and radiator.



EXTERIOR

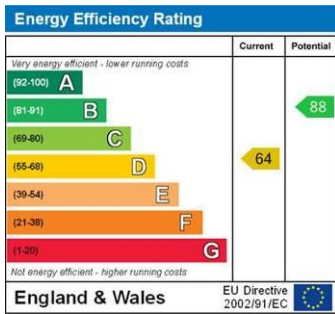
A brindle block paved driveway with inset shrub beds bordered by panelled fencing provides off street parking for two vehicles.



The rear garden is principally laid to lawn and enclosed by a combination of mature shrubs and brick walls with a paved sun terrace being directly behind the property. Pedestrian access is afforded to the rear via timber gate, to one corner is a good size timber garden shed and there is an external water connection.

OFFERS IN EXCESS OF: £400,000. FREEHOLD

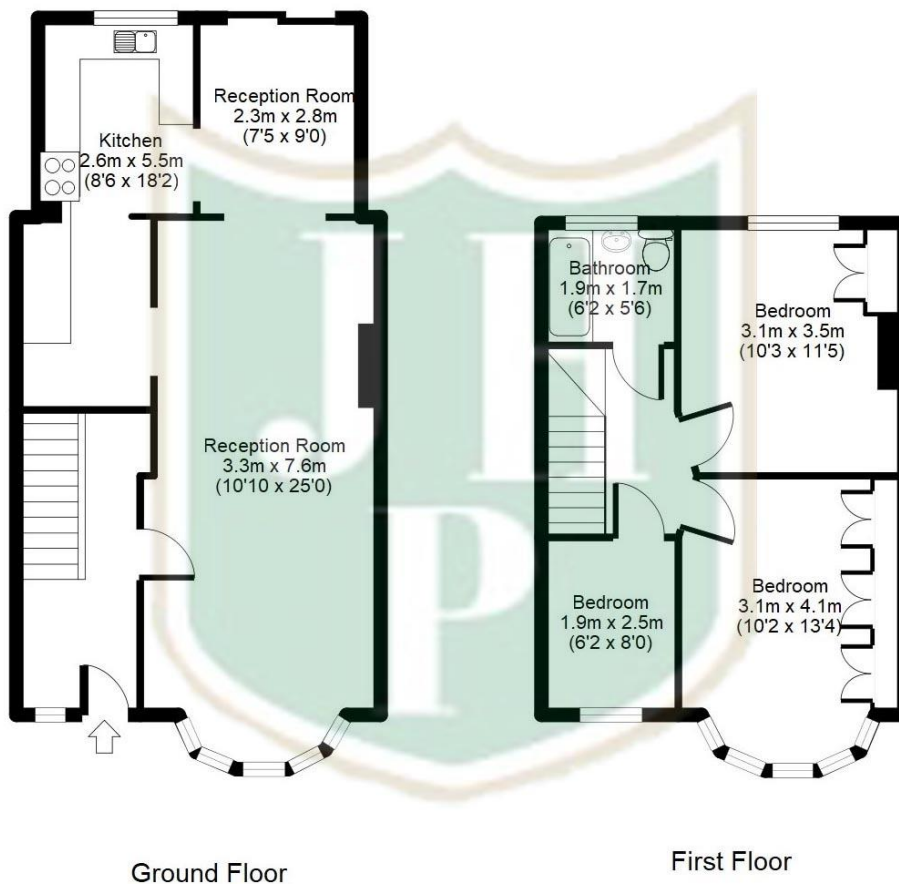
Energy Performance Graph



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



Redress Scheme: - The Property Ombudsman - 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 perspective 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. Det2620

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