

EST. 1984



Jean Hennigan Properties

INDEPENDENT TOWN AND COUNTRY AGENTS

*Estate Agents,
Surveyors, Valuers,
& Residential
Lettings*

*Dedicated To
Quality Without
Compromise*

*For A Free
Valuation Without
Obligation Please
Telephone:
01992 445055*

*60 High Road
Broxbourne
Hertfordshire
EN10 7NF*

*Facsimile:
01992 443807*

**QUEENS HEAD WALK
WORMLEY, HERTFORDSHIRE, EN10 6JS.**



Having been in the same family for almost half a Century, this 1950's built, three bedroom family home, occupies a substantial corner plot position in the heart of Wormley and offers so much potential for the incoming purchaser to further improve and enlarge the current accommodation subject of course to the necessary planning consents.

Queens Head Walk is an ideal location offering the best of both worlds, close to open, green belt countryside and yet still within short walking distance of the high street with a selection of shops for day to day requirements. There are several highly regarded schools and colleges in the area. The commuter is well catered for with a choice of British Rail Stations and major road networks all easily accessible.

For those purchasers seeking a home that offers the potential to extend, an early viewing is strongly advised.

SUMMARY OF ACCOMMODATION

RECEPTION HALL

BRIGHT SITTING ROOM

DINING ROOM

SUNROOM OVERLOOKING THE GARDEN

KITCHEN

THREE GOOD SIZED BEDROOMS

RECENTLY FITTED SHOWER ROOM

SUMMARY OF ACCOMMODATION CONTINUED

****LARGE LOFT SPACE****

****GAS CENTRAL HEATING****

****DOUBLE GLAZING****

****LARGE PLOT WITH WRAP AROUND GARDENS****

****DETACHED DOUBLE GARAGE WITH WIDE DRIVEWAY****

****POTENTIAL TO EXTEND SUBJECT TO NECESSARY APPROVALS****

Covered porch with flag stone flooring and courtesy lighting. Entrance door with inset decorative glazed panels and matching side light affording access to the:

RECEPTION HALL *Staircase leading to the first floor landing, with ornate wooden balustrade and wooden hand rail. Deep under stairs storage cupboard housing the gas and electricity meters. Decorative coving and radiator. Part glazed door leading to the kitchen and further sliding glazed door to the:*

SITTING ROOM *14'11 x 12'4 (measured into bay window). Square bay window with views over the front garden. Elegant Adam Style wooden fireplace with electric fire, marble inset surround and matching marble hearth. Coved ceiling and dado rails. Television, telephone and media points. Radiator and central heating thermostat. Ornate archway leading to the:*



DINING ROOM *9'10 x 9'2 Sliding doors lead to the sun room. Coved ceiling, radiators and wooden corner display plinths, archway leading to the:*



KITCHEN *10'1 x 9'2 Window overlooking the rear garden, return door to reception all and glazed door leading to side access, sun terrace and garden. Coved ceiling and wood effect floor covering. Partly tiled and fitted with a range of wall and base units with ample illuminated marble effect working surfaces over incorporating a stainless-steel single drainer one and half bowl sink unit with mixer tap and cupboards below. Stainless steel double oven with four ring gas hob and concealed extractor hood above. Indesit washing machine and Bosch dishwasher. Recess housing Beko fridge freezer. Radiator.*

SUNROOM 12'2 x 7'4 Dual aspect overlooking front and side gardens, Double doors leading to the sun terrace. Wood effect flooring. Two wall light points.



BRIGHT FIRST FLOOR LANDING Window to side. Access via retractable ladder to insulated and part boarded loft, with power and light connected also housing the Ideal gas central heating boiler. Decorative coving and wood panelled doors to bedrooms and shower room.



PRINCIPAL BEDROOM 12'10 x 12'5 (max measurement) Window to front. Coved ceiling, radiator. Bank of wardrobes to one wall with matching drawers, bed side units and dressing table.

SECOND BEDROOM 12'3 x 9'4 Window overlooking the rear garden. Radiator. Built in airing cupboard with radiator and pine linen shelving. Central heating controls. Adjacent built in wardrobe with storage above. Recess shelving with cupboard beneath.



THIRD BEDROOM 8'3 x 7'11 Front aspect. Coved ceiling. Radiator. Matching set of pine wardrobes, chest of drawers and bed side units.

SHOWER ROOM 6'4 x 5'11 Obscure glazed window to rear. Tiled in quality wall ceramics with tile effect flooring. Contemporary suite comprising, wash hand basin with high gloss double cupboard below. low flush w.c. with concealed cistern. Double shower with glass wall and sliding door. Electric chrome shower unit. Chrome ladder style heated towel rail. Illuminated mirror incorporating shaver point. Mirror fronted corner medicine cabinet. Spot lighting.



EXTERIOR

Front Garden

A wrought iron gateway flanked by brick and iron walling affords access to a central paved pathway with lawned area and decorative stone gardens either side. Further gateway adjacent to a brick wall with wrought iron inlay leads to the wrap around gardens.

Rear Gardens

Laid principally to lawn with a combination of brick walls and panelled fencing providing an excellent degree of seclusion. A paved path leads to a circular sun terrace with decorative slate surround. Directly behind the property is a terrace with a further wide terrace to the side of the property offering a sunny aspect for alfresco dining and entertaining. There is a part glazed pedestrian door leading into the garage. Concealed to one side of the garden is a timber garden shed. At night the gardens are enhanced by external lighting.



To the right of the property is a pair of wide wrought iron gates affording access to a large block paved driveway allowing ample vehicle parking and leading to:

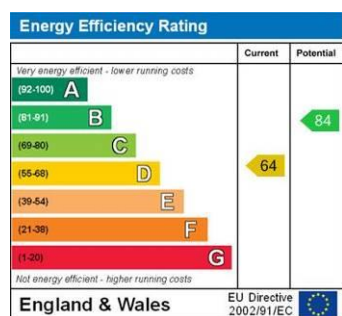


DETACHED BRICK BUILT GARAGE WITH PITCHED ROOF 19'3 x 9'4
Dual aspect with up and over door. Shelving and a work bench together with wall mounted cupboards providing storage and workshop area. Light and power connections.

COUNCIL TAX BAND. D

PRICE: £439,995. FREEHOLD

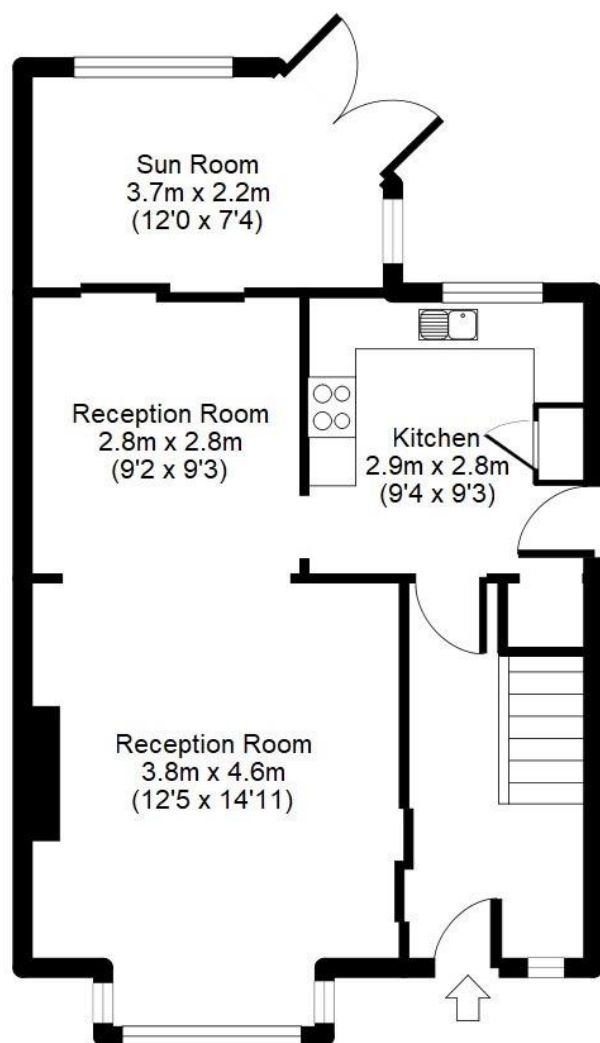
Energy Performance Graph



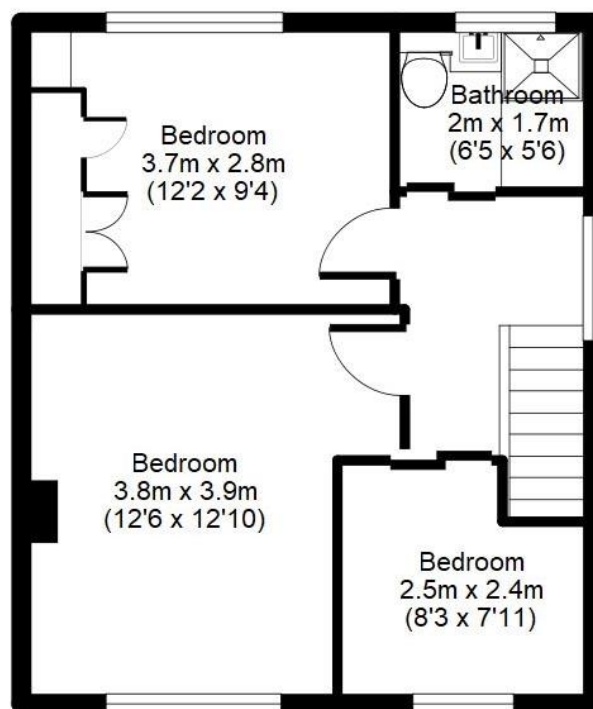
The full Energy Performance Certificate can be viewed at our office or a copy can be requested via email

Floor Plans

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



Ground Floor



First Floor

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 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. Det2629

Visit us or email us at:

www.jeanhennighanproperties.co.uk

enquiries@jeanhennighanproperties.co.uk

