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**BANES DOWN,
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'WOW FACTOR' GARDENS, NO UPWARD CHAIN



Having been in the same family for over fifty years, this exceptional three-bedroom family bungalow enjoys the benefit of an elevated and generous sized south facing garden, with stunning views over neighbouring countryside and farmland. Occupying a corner plot position in a quiet, sought after cul-de-sac, just on the outskirts of Nazeing, the property offers the incoming purchaser the potential and opportunity to further enlarge the current footprint, subject of course to the necessary approvals.

The local amenities include a small parade of shops to cater for day to day requirements, a highly regarded primary school and Broxbourne British Rail station is just a short drive. Nazeing Golf Club is also close by. The surrounding countryside and woodland provide the perfect place for dog walking or simply a stroll after Sunday lunch.

Early viewing of this property is recommended, as a gem like this rarely comes to the market.

SUMMARY OF ACCOMMODATION

ENTRANCE PORCH

CLOAKROOM

'L' SHAPED RECEPTION HALL

20' SITTING DINING ROOM WITH STUNNING VIEWS

BRIGHT KITCHEN/BREAKFAST ROOM

SUMMARY OF ACCOMMODATION CONTINUED

THREE GOOD SIZED BEDROOMS

TILED SHOWER/WET ROOM

DOUBLE GLAZED WINDOWS

GAS CENTRAL HEATING

NEWLY LAID DECORATIVE BRINDLE BLOCK PAVED DRIVEWAY PROVIDING OFF STREET PARKING FOR SEVERAL VEHICLES

**INTEGRAL GARAGE **

GENEROUS SOUTH FACING REAR GARDEN WITH FAR REACHING VIEWS OVER COUNTRYSIDE

Matching side light glazed panels are either side of the composite entrance door with ornate inset glazing and affords access to the:

BRIGHT ENTRANCE PORCH 7'10 x 5'11 Fitted cloaks cupboard with storage above. Multi paned glazed door leading to the reception hall and further door affords access to:

CLOAKROOM 4'9 x 2'10 Obscure glazed window to side. Tiled in quality wall ceramics with decorative border to complement a white suite comprising; contemporary style wash hand basin with mixer tap and low flush WC. Electric heater panel and extractor fan. The flooring is tiled with mosaic.

'L' SHAPED RECEPTION HALL 12'8 x 10' Access to the insulated loft, which also houses the gas central heating boiler. Multi paned glazed door affords access to the sitting/dining room, further panelled doors lead to the bedrooms, bathroom, airing cupboard and built in storage cupboard which houses the electric meter and fuse board together with shelves and a cloak hanging rail. The airing cupboard houses the hot water cylinder tank and has linen storage shelving above. Wall mounted central heating thermostat and telephone point.

DUAL ASPECT SITTING/DINING ROOM 20' x 18'11 With superb views over the rear garden and countryside beyond. Glazed door with matching glazed side panel, affords access to the side sun terrace. Patio sliding doors lead out onto the main sun terrace. Feature wooden fireplace surround with matching mantel, marble effect inlay and hearth, with gas coal effect fire. Radiator. Coved ceiling with inset brass eyeball down lighting. Television and media points. Glazed multi pane door leading to the:



KITCHEN/BREAKFAST ROOM 12'7 x 8'5 With garden aspect. Partly tiled to complement a range of fitted wall and base units with ample working surfaces over incorporating a stainless steel one and half bowl single drainer sink unit with cupboards below. Open display shelving and breakfast bar. Built in Hotpoint double electric oven with adjacent Neff four ring electric hob and concealed extractor hood above with matching cupboard fascia. Built in microwave and space recess for washing machine. Bosch free standing fridge freezer. Radiator. Part glazed door to:



GARDEN LOBBY 13'1 x 3' Quarry tiled flooring and part glazed door leading to the rear garden, further steps and panelled door leading to:

INTEGRAL GARAGE 17'2 x 8'4 With electric up and over door. Light and power connected. Housing the gas meter. Numerous shelves for storage. Wall mounted cupboard.



BEDROOM ONE 12'11 x 10'3 (measured to inside of wardrobe) Window overlooking the front garden. Fitted wardrobes to one wall with sliding mirror fronted doors. Radiator and telephone point.

BEDROOM TWO 10'2 x 8'10 Window to side with garden views. Radiator.



BEDROOM THREE 9'5 x 8'11 (max measurement) Window with front aspect. Fitted with a range of bespoke wardrobes with bed recess and cupboard above, matching nightstand cabinet with glass top. Television point.

SHOWER ROOM 6'5 x 5'5 Obscure glazed window to side. Tiled in quality matching wall and floor ceramics. Double shower with Aqualisa shower unit, wall mounted folding chair and glazed folding shower screen. Wash hand basin with mixer tap and cabinet below. Low flush WC. Wall mounted mirror with touch control LED light surround frame. Contemporary style heated towel rail.



EXTERIOR

Front

The property is approached via a newly laid brindle block paved driveway which affords off street parking for at several vehicles and leads to the integral garage. A large brick-built archway above double wooden doors affords access to the rear garden.

Rear Garden



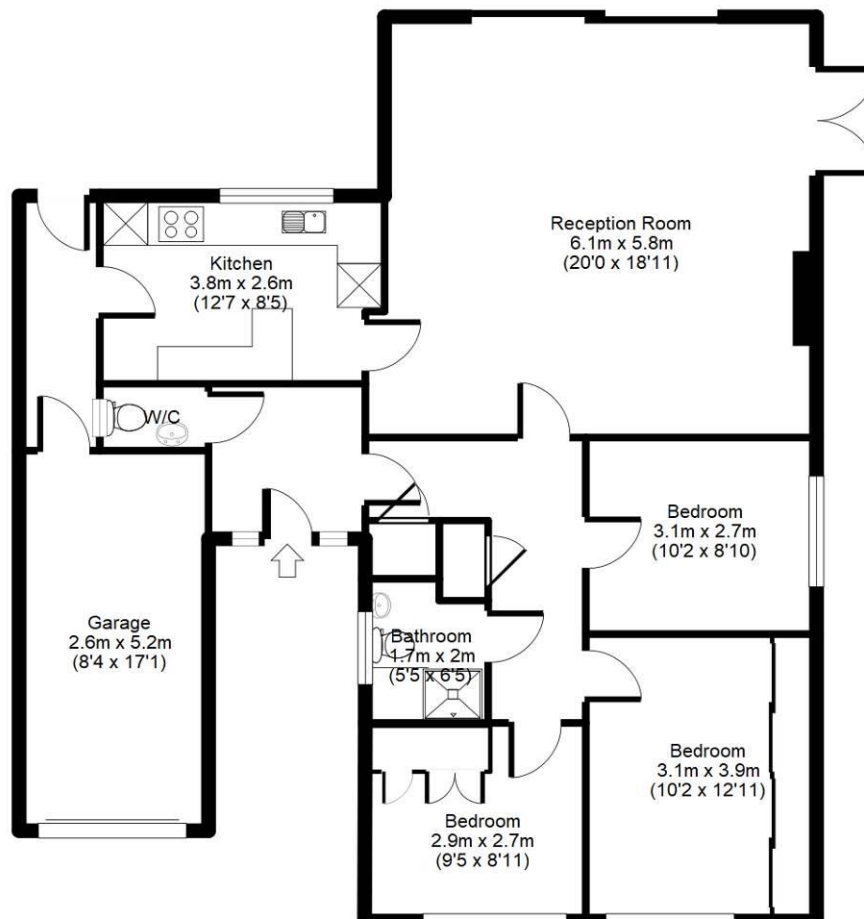
The rear garden provides a 'wow factor' as the plot size is unexpected, and over the years has been a labour of love by the current homeowners. The garden is laid mainly to lawn and is well secluded by wide borders stocked with an abundance of traditional and mature flowering shrubs, perennials and evergreens all too numerous to individually mention. Adjacent to the majestic, mature oak tree there is a timber garden shed. There are external power and water connections. Surrounding the property are sun terraces offering a delightful spot from where to sit and enjoy the garden, and the automatic awnings provide much needed shade on a hot sunny day. At night the property is enhanced by the external lighting.

COUNCIL TAX BAND. D

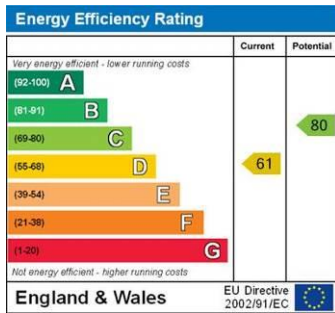
PRICE: £625,000. FREEHOLD

Floor Plan

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



Energy Performance Graph



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

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 E.C. Money Laundering Directive, purchasers are 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: This sales brochure has 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. Det2637

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