

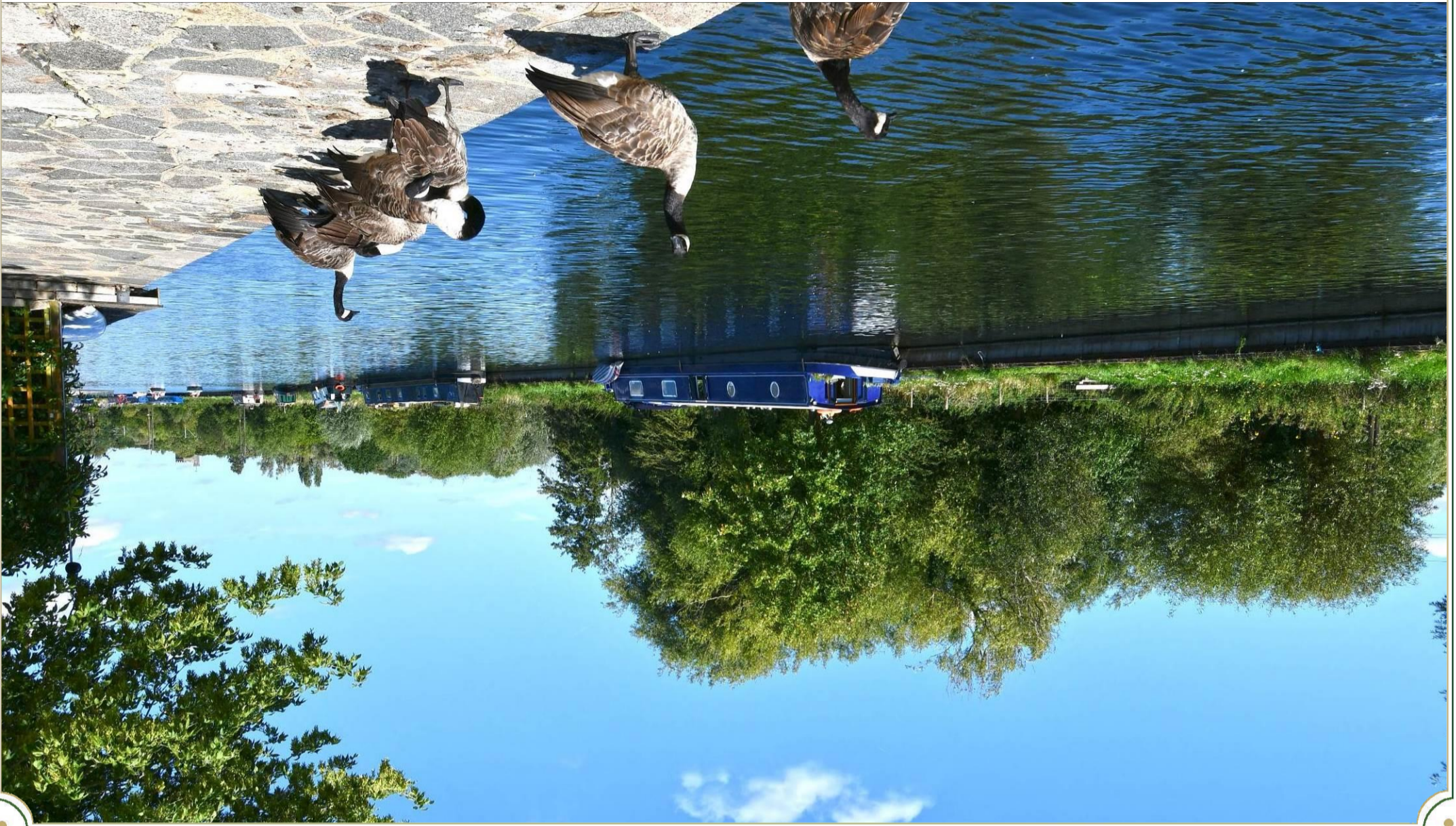


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Important Note One: To conform with the new E.C. Money Laundering Directive, purchasers are now required to provide photographic identification in the form of a passport or drivers license together with a copy of a recent utility bill. We would recommend 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. Det2636a



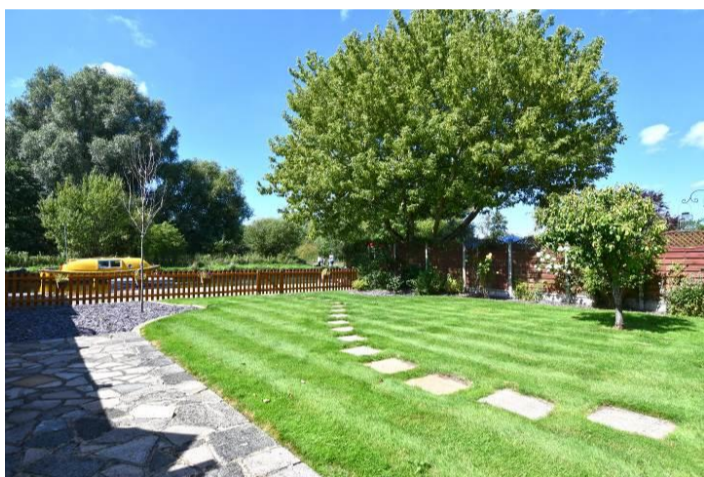
EST. 1984



Jean Hennighan Properties

INDEPENDENT TOWN AND COUNTRY AGENTS

‘Merrythought’ Riverside Avenue,
Broxbourne, Hertfordshire, EN10 6RA



RIVERSIDE AVENUE

BROXBOURNE, HERTFORDSHIRE, EN10 6RA

Backing onto the River Lea and benefiting from fishing and mooring rights, this spacious four bedroom detached family home, is located along one of Broxbourne's most sought after private roads, and provides the incoming purchaser with a well proportioned family home, with excellent potential to enlarge, subject of course to the necessary approvals.

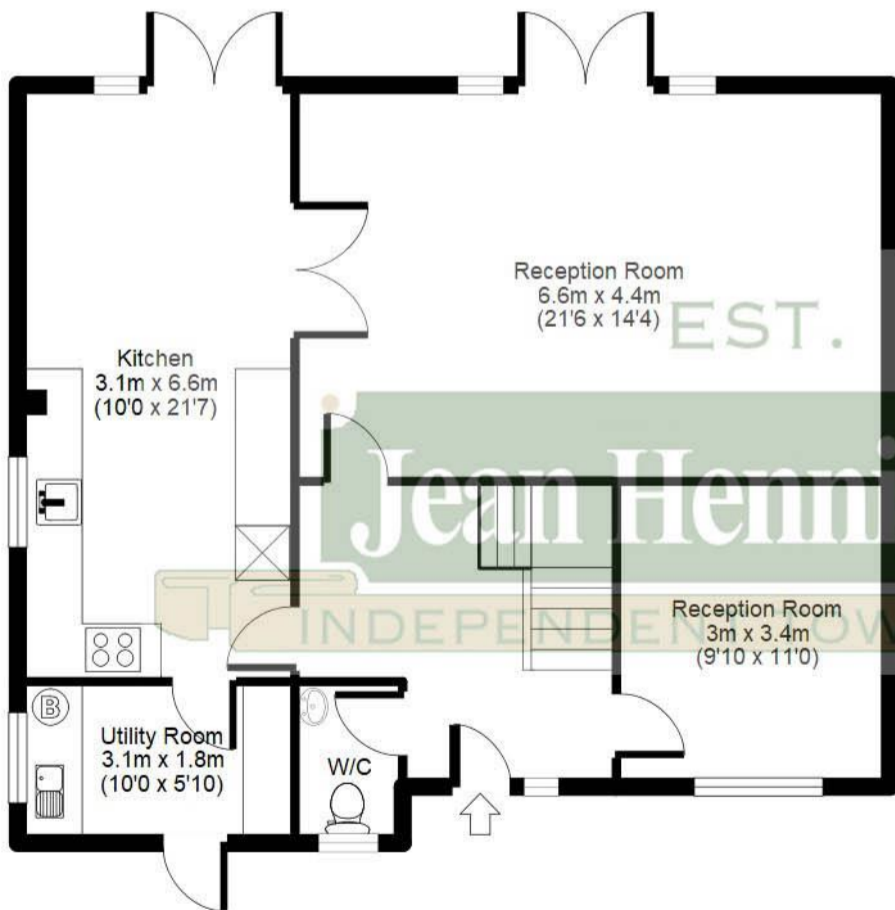
A superb feature of this delightful family home is the beautifully maintained west facing rear garden which is undoubtedly, enhanced by its riverside setting, where many have created summerhouses and jetty's, to sit and while-away a summers afternoon as the boats go by.

The commuter is well catered for with Broxbourne's British Railway Station being within a short walk, whilst local shops are also close to hand. The Lea Valley nature reserve is on your doorstep and offers a wide variety of sporting and leisure activities, to include country and riverside walks, with a selection of public houses along the way.

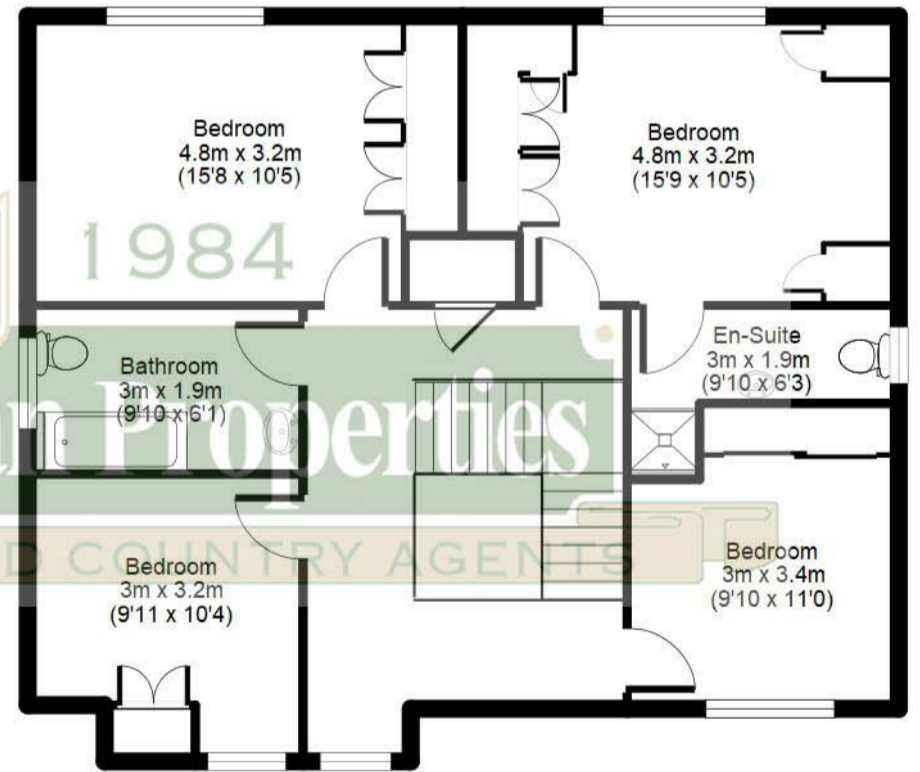
Price: £1,200,000 Freehold



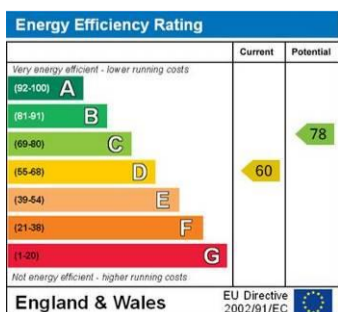
Floorplans



Ground Floor



First Floor



Energy Performance Graph

A copy of the full Energy Performance Certificate can be viewed at our office, or a copy can be requested via email.

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



A recessed entrance with composite woodgrain effect double glazed door affords access to:

GOOD SIZE RECEPTION HALL 11'1 x 11'1 (max) Turning staircase to first floor with timber handrail, decorative newel posts and deep storage cupboard below. Cover ceiling, thermostatically controlled radiator and panelled doors to sitting room, dining room, kitchen/morning room and:

CLOAKROOM 5'9 x 3'9 Tiled in decorative ceramics with suite comprising; wash hand basin with mixer tap and close coupled w.c. Obscure double glazed window to front and quarry tiled flooring.

GOOD SIZE SITTING ROOM 21'6 x 14'4 Double glazed casement doors with matching side windows overlooking the garden and river beyond. Feature cast iron gas living flame fire with decorative marble surround and mantel. Cover ceiling, two thermostatically controlled radiators, TV, satellite and telephone points. Part glazed casement doors to:

RECENTLY REFURBISHED KITCHEN/MORNING ROOM 21'6 x 9'11 Dual aspect with double glazed window to side and double glazed casement doors with matching side window to garden. Fitted with a range of grey high gloss wall and base units with ample granite working surfaces and decorative splashbacks, incorporating stainless steel sink unit with chrome mixer tap. Appliances to include Neff electric fan assisted double oven and grill, and Neff four ring halogen hob. Space for American style fridge freezer. Slate flooring. Thermostatically controlled radiator, TV and satellite point. Part glazed door to laundry room and further part glazed basement doors to sitting room.

LAUNDRY ROOM 10' x 5'10 Again fitted with a range of light grey high gloss wall and base units with granite effect working surfaces and declarative splashbacks, incorporating stainless steel sink drained unit. Double glazed window to side, concealed Potterton gas fired central heating boiler, recess with plumbing for washing machine, tumble dryer and dishwasher, and slate tiled flooring. Additional obscure double glazed composite door to front.

DINING ROOM 11' x 9'11 Double glazed window to front, cover ceiling, thermostatically controlled radiator and TV point.





FIRST FLOOR

GALLERIED LANDING 17' x 11'2 (max) With timber balustrading and overlooking the main reception hall. Wide airing cupboard housing the hot water cylinder with fitted immersion heater and slatted shelving. Double glazed window to front, cover ceiling and radiator. Access to left and panelled doors to bedrooms and family bathroom.

BEDROOM ONE 15'8 x 10'5 (into wardrobes) Double glazed window to rear overlooking the garden and River Lee beyond. Fitted with a range of wardrobes with matching chest of drawers and high level cupboards providing recess for double bed. TV and telephone point. Panelled door to:



EN-SUITE SHOWER ROOM 9'10 x 6'3 (l-shaped) Tiled in decorative ceramics with suite comprising; square pedestal wash hand basin, close coupled w.c. and walk-in shower cubicle with thermostatically controlled shower and folding glass screen. Obscure double glazed window to side, extractor fan, shaver point and thermostatically controlled radiator.

BEDROOM TWO 15'8 x 10'4 (into wardrobes) Double glazed window to rear again enjoying views across the garden and River Lea beyond. Range of built-in wardrobes, coved ceiling, thermostatically controlled radiator, TV and telephone points.



BEDROOM THREE 10'10 x 9'11 (into wardrobes) Double glazed window to front, coved ceiling, thermostatically controlled radiator and built-in wardrobe.

BEDROOM FOUR 10'5 x 9'11 (max) Double glazed window to front, cover ceiling, thermostatically controlled radiator and built-in wardrobe.

GOOD SIZE FAMILY BATHROOM 9'10 x 6'1 With Heritage suite comprising; sculptured wash hand basin with mixer tap and double cupboard below, close cold w.c. and panelled bath with mixer tap, hand shower attachment and independent thermostatically controlled shower with twin glass folding screens. Obscure double glazed window to side, shaver point and heated towel rail.



EXTERIOR

Merrythought is approached via a wide driveway, which provides off street parking for numerous vehicles, and leads to the detached garage which could easily be enlarged, subject to the necessary approvals.

DEATCHED DOUBLE GARAGE 17'9 X 17'9 Independantly fused with power and light connected. Twin up and over doors. Window and pedestrian door to side.



The beautifully maintained west facing rear garden is a superb feature of this delightful property being principally laid to lawn and obviously backing onto the River Lea where it enjoys both fishing and mooring rights. The rear garden is principally laid to lawn with a paved sun terrace being directly behind the property and wrapping itself around to one side, whilst well stocked shrub beds provide a variety of colour and interest throughout the seasons. Pedestrian access is afforded to both sides of the property and there are external water and lighting connections.

