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\*\*\*\*\*

*60 High Road  
Broxbourne  
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EN10 7NF*

\*\*\*\*\*

*Facsimile:  
01992 443807*

**SAWELLS,  
BROXBOURNE, HERTFORDSHIRE, EN10 7HQ**



*Enjoying a quiet cul-de-sac position within walking distance of the High Street shops and Broxbourne British Rail Station, this surprisingly bright and spacious, unfurnished, end of terrace family home offers the benefit of three good sized bedrooms, recently fitted kitchen and new gas central heating boiler, together with a low maintenance rear garden and private off street vehicle parking.*

**SUMMARY OF ACCOMMODATION**

- \*RECEPTION HALL\***
- \*CLOAKROOM\***
- \*SITTING ROOM\***
- \*KITCHEN/DINING ROOM\***
- \*THREE BEDROOMS\***
- \*BATHROOM/SHOWER ROOM\***
- \*NEWLY FITTED GAS CENTRAL HEATING BOILER WITH HIVE CONTROL\***
- \*DECKED REAR GARDEN WITH SEATING AREA\***
- \*OFF STREET PARKING\***

**\*AVAILABLE EARLY DECEMBER 2023\***  
**\*NO PETS\* \*NON-SMOKERS\***

*Contemporary style entrance door with glazed panels and chrome door rail handle leading to the:*

**RECEPTION HALL** 8'6 x 3'7 Staircase leading to the first floor landing. Wall mounted Hive central heating control panel. Radiator. Glazed door leading to the sitting room with further panelled door leading to the:

**CLOAKROOM** 5'1 x 2'5 Obscure window to front. Tiled in quality wall ceramics. Suite comprising wash hand basin and low flush w.c.. Heated towel rail and wall mounted mirror.

**SPACIOUS SITTING ROOM** 14'8 x 14'8 Window overlooking the front garden. Two wall light points, TV and media sockets. Contemporary style vertical radiator. Glazed door leading to the:



**KITCHEN/DINING ROOM** 17'9 x 11'7 (overall measurement)



#### ***Kitchen Area:***

Window overlooking the rear garden. Recess spot lighting and three drop light pendants. Quartz tiled walls to compliment porcelain tiled flooring. Fitted with a range of high gloss soft closure wall and base units with ample quartz working surfaces over incorporating a breakfast bar. Inset stainless steel one and half bowl sink unit with mixer tap and cupboards below. Fitted oven range with two ovens, grill and four ring gas hob including wok burner, matching extractor hood above and adjacent built in microwave. Space for American style fridge/freezer. Washing machine and dishwasher. Newly installed gas central heating boiler.

#### ***Dining Area:***

Double French doors leading to decked garden area. Porcelain tiled flooring. Recess spotlights and contemporary style vertical radiator. Door to built in cupboard with cloaks hanging space and opening to under stairs storage cupboard housing the gas and electric meters together with the fuse board. Open shelving to one wall.

**BRIGHT FIRST FLOOR LANDING** 7'4 x 7'3 Obscure glazed window to side. Access to insulated loft. White panelled doors leading to bedrooms and bath/shower room, further door leading to:



**PRINCIPAL BEDROOM** 14'9 x 10 Window overlooking the front garden. Fitted wardrobes to one wall with adjacent open shelving and mirror above. Radiator and media points.

**SECOND BEDROOM** 11'2 x 10' Rear aspect, overlooking the rear garden, coved ceiling and radiator.



**THIRD BEDROOM** 11'7 x 7'4 Window to front. Built in base for single bed. Radiator and recess shelving. Open shelving to one wall. Mirror fronted door to built in over stairs wardrobe.



**BATHROOM/SHOWER ROOM** 7'6 x 6'6 Obscure glazed window to rear. Recess spotlighting. Tiled in quality wall and floor ceramics, with suite comprising corner bath with mixer tap and shower attachment, tiled shower cubical with two glass walls, chrome shower unit controls with rainforest shower head. wall mounted product dispensers with push levers. Low flush w.c. and wash hand basin with cupboard below, glass shelf and mirror above. Chrome heated towel rail and shaver point.



## **EXTERIOR**



### **Front**

Block paved driveway allowing off street vehicle parking. Courtesy lighting and chrome wall mounted letter box.

### **Rear Garden**

Panelled fencing with matching gate affording side access. Decked throughout with seating/dining area. Numerous power points and security lighting. There is both hot and cold-water supply.

**COUNCIL TAX BAND** E £2,440.62 (as of 17<sup>th</sup> November 2023)

**PRICE: £1,850.00 Per Calendar Month**

Redress Scheme: - The Property Ombudsman - [www.tpos.co.uk](http://www.tpos.co.uk)



Clients' Money Protection Scheme: - Client Money Protect,  
Membership No. CMP003840 - [www.clientmoneyprotect.co.uk](http://www.clientmoneyprotect.co.uk)



## Energy Performance Graph



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

VIEWING: By appointment with **Sole Agents** -  
please contact: **JEAN HENNIGHAN PROPERTIES** - telephone 01992 445055

**Important Note:** These particulars have been prepared by Jean Hennighan Properties upon the instructions of the landlord(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 tenant(s) must make their own enquiries regarding such matters. Det 0411

Visit us or email us at:

[www.jeanhennighanproperties.co.uk](http://www.jeanhennighanproperties.co.uk)

[enquiries@jeanhennighanproperties.co.uk](mailto:enquiries@jeanhennighanproperties.co.uk)

