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**HOBBY HORSE CLOSE,  
WEST CHESHUNT, HERTFORDSHIRE, EN7 6UL.**



*This beautifully presented, four bedroom, two bathroom, detached family home, occupies a sunny south facing corner plot within a quiet and sought after cul-de-sac. Having been thoughtfully refurbished throughout, the property offers generous accommodation with a superb kitchen/breakfast room that flows into a bright and spacious garden/dining room. Viewing is recommended.*

*Situated on the borders of Cheshunt and Goffs Oak, the property is within a short walk of open countryside which offers a wealth of family, sporting and leisure pursuits. Cuffley and Cheshunt British Rails stations are within a short drive and provide fast and frequent access to London's Liverpool Street and Kings Cross, whilst a selection of highly regarded schools, catering for all ages, are also close to hand.*

**SUMMARY OF ACCOMMODATION**

- \*RECEPTION HALL\***
- \*QUALITY FITTED CLOAKROOM\***
- \*GOOD SIZE SITTING ROOM WITH GAS LIVING FLAME SANDSTONE FIRE\***
- \*SUPERB KITCHEN/BREAKFAST ROOM WITH BOSCH WHITE GOODS\***
- \*LAUNDRY ROOM\***
- \*BRIGHT AND SPACIOUS GARDEN/DINING ROOM\***
- \*GOOD SIZE GALLERIED LANDING\***
- \*BEDROOM ONE WITH EN-SUITE SHOWER ROOM\***
- \*THREE FURTHER GOOD SIZED BEDROOMS\***

SUMMARY ACCOMMODATION CONTINUED

- \*QUALITY FITTED FAMILY BATHROOM\**
- \*GAS FIRED CENTRAL HEATING\**
- \*DOUBLE GLAZED DOORS AND WINDOWS\**
- \*BRINDLE BLOCK PAVED DRIVEWAY FOR TWO VEHICLES\**
- \*ELECTRIC VEHICLE CHARGING POINT\**
- \*FORMER GARAGE/STOREROOM\**
- \*SUNNY SOUTH FACING LOW MAINTENANCE REAR GARDEN\**
- \*BAR/HOME OFFICE\**

*A covered entrance with contemporary courtesy lighting and composite woodgrain effect doors affords access to:*



*RECEPTION HALL 10'10 x 6'6 (max) Turning staircase to first floor with timber handrail, decorative newel posts and deep cloaks cupboard below. Radiator and porcelain tiled flooring. Access to superb kitchen/breakfast room and panelled doors to sitting room and:*

*CLOAKROOM Tiled in decorative porcelain with suite comprising; close coupled w.c. and corner wash hand basin with chrome mono-bloc tap. Extractor fan, chrome heated rail and porcelain tiled flooring.*

*GOOD SIZE SITTING ROOM 17'6 x 12'5 Dual aspect with double glazed bay window to front and further double glazed window to side with radiator below. Feature sandstone fireplace fitted with gas living flame fire on matching hearth. Recess spotlighting, two wall light points, additional radiator, TV and telephone points.*



*SUPERB KITCHEN/BREAKFAST ROOM 19'5 x 12'1 Comprehensively fitted with a range of illuminated white high gloss wall and base units incorporating pull-out larder cupboard, recycling bin storage and ample Quartz working surfaces with black glass splashbacks and matching black glass sink drainer unit with spring neck tap. A matching centre island provides additional storage together with a peninsular breakfast bar. Range of Bosch appliances to include electric fan assisted oven, additional combination microwave oven, four ring induction hob with contemporary extractor canopy above and integrated dishwasher, fridge and freezer. Recess LED spotlighting and porcelain tiled flooring. Access to garden/dining room and:*



**LAUNDRY ROOM** 5'10 x 5'4 Again fitted with a range of white high gloss wall and base units with working surface over. Recess LED spotlighting, recess with plumbing for washing machine and porcelain tiled flooring. Double glazed door to side.

**BRIGHT AND SPACIOUS GARDEN/DINING ROOM** 18'6 x 9'9 Part brick and part uPVC double glazed with solid, part vaulted roof, and casement doors to side. Recess LED spotlighting, two contemporary radiators and porcelain tiled flooring.



**FIRST FLOOR**

**GOOD SIZE GALLERIED LANDING** 10'3 x 10'4 Double glazed window to front and airing cupboard housing the pressurised hot water cylinder with fitted immersion heater and slated shelving. Access to loft and panelled doors to bedrooms and family bathroom.



**BEDROOM ONE** 16'9 x 10'6 (max and to wardrobes) Dual aspect with double glazed windows to side and front with radiator below. TV and telephone points. Range of fitted full height part mirror fronted wardrobes, providing ample storage facilities, and concealing the access to:



**EN-SUITE SHOWER ROOM** 6'8 x 5'6 Tiled in quality porcelain with suite comprising; sculptured wash hand basin with chrome mono-bloc tap and cupboards below, low flush w.c. with hideaway cistern, and walk-in mosaic tiled shower cubicle with thermostatically controlled shower, drenched unit, and glass screens. Obscure double glazed window to side, extractor fan, chrome heated towel rail and porcelain tiled flooring.

**BEDROOM TWO** 16'8 x 8'7 Dual aspect with double glazed windows to front and rear with radiators below. TV and telephone points.



**BEDROOM THREE** 9'7 x 8'11 Double glazed window to rear with radiator below.



**BEDROOM FOUR** 10'4 x 6'2 (currently used as a dressing room) Double glazed window to rear with radiator below. Range of fitted full height wardrobe with sliding doors.

**FAMILY BATHROOM** 8'10 x 6'9 (max) Tiled in decorative porcelain with suite comprising; square wash hand basin with chrome waterfall tap and cupboards below, low flush w.c. with hideaway cistern and panelled bath with chrome mixer tap and independent thermostatically controlled shower, drenched unit and glass screen. Obscure double glazed window to side, extractor fan, shaver point, chrome heated towel rail and porcelain tiled flooring.

## **EXTERIOR**

The property is approached via a brindle block paved driveway which provides off street parking for two vehicles and leads to the former garage/storeroom. To the side of the garage is an electric vehicle charging point.

**FORMER GARAGE/STOREROOM** 8'7 x 7'2 With up and over door and power and light connected. Housing the fuse boards and providing excellent storage facilities.

A fine feature of the property is the sunny, south facing, low maintenance rear garden which is principally laid with artificial lawn and enclosed by a combination of brick walls and fencing. To one side of the garden is a raised composite decked area with pergola incorporating a clever louvered roof which can be opened to allow in sunlight or closed to create a waterproof cover. Pedestrian access is afforded to one side via timber gate and there are exterior water, lighting and power connections.



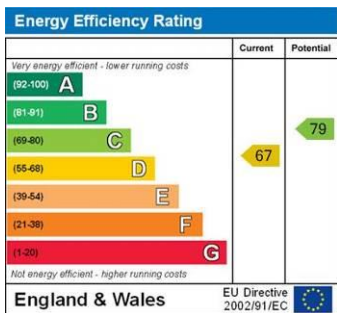


**BAR/HOME OFFICE** 9'2 x 8'7 (providing a variety of options for use)  
 (previously part of the garage, which could be reinstated if required)  
 Double glazed door and window to garden. Ceramic tiled flooring, TV and  
 telephone points. Cupboard housing the gas fired central heating boiler.

**COUNCIL TAX BAND. F**

**PRICE: £725,000. 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](http://www.tpos.co.uk)



**VIEWING:** By appointment with Owners 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. Det2659

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