

EST. 1984



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*60 High Road  
Broxbourne  
Hertfordshire  
EN10 7NF*

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**THE HAYWARDS, THE LAWNS DRIVE,  
BROXBOURNE, HERTFORDSHIRE EN10 7BU.**

**RARELY AVAILABLE BUNGALOW ON A SOUGHT AFTER  
RETIREMENT DEVELOPMENT**



*Situated on the edge of this popular retirement development, overlooking the communal gardens, this good sized one double bedroom, freehold bungalow, is one of only four extremely sought-after properties designed for independent living of those aged 55 and over.*

*The bungalow benefits from double glazed windows, emergency intercom system and its own private rear garden, but also enjoys the use of the communal grounds to the main house, parking facilities, residents lounge and guest/relative's accommodation. The property is also conveniently located being within a short walk of local shops in both Wormley and Broxbourne, whilst the local bus service and Broxbourne British Rail Station, are within easy reach.*

**SUMMARY OF ACCOMMODATION**

**\*ENTRANCE LOBBY\***

**\*GOOD SIZE SITTING/DINING ROOM\***

**\*FITTED KITCHEN WITH WHITE GOODS\***

**\*SHOWER ROOM\***

**\*DOUBLE BEDROOM WITH FITTED WARDROBES\***

**\*DOUBLE GLAZED CONSERVATORY WITH APPROXIMATELY 8 YEARS  
GUARANTEE REMAINING\***

**\*DOUBLE GLAZED DOORS AND WINDOWS\***

**\*ELECTRIC HEATING\***

SUMMARY OF ACCOMMODATION CONTINUED

*\*EMERGENCY INTERCOM SYSTEM\**

*\*PRIVATE GARDENS TO FRONT AND REAR\**

*\*AMPLE COMMUNAL PARKING\**

*\*USE OF THE WELL MAINTAINED COMMUNAL GARDENS, RESIDENTS LOUNGE/MEETING ROOM TOGETHER WITH GUEST/FAMILY OVERNIGHT ACCOMMODATION\**

*Covered entrance porch with courtesy lighting, part glazed and panelled wooden entrance door (stable style) affords access to the:*

ENTRANCE HALL 3'4 x 2'10 Pendant lighting, high level fuse box, glazed panel with opening below to:

SITTING/DINING ROOM 12'10 x 6'5 Double glazed leaded light window overlooking the front courtyard and communal grounds beyond. Picture railing, two pendant lights, night storage heater, TV and telephone points. Wide open plan access to:



KITCHEN 9'2 x 7' Opening with roller blind provides a natural division from the sitting/dining room. Fitted with a range of soft close wall and base units with ample granite effect working surfaces incorporating stainless steel sink drainer unit with mixer tap and cupboards below. Inset four ring electric hob with concealed extractor hood above. Fitted fridge with matching fascia, washing machine, built-in single oven and corner cupboard with space for the microwave. Access to the loft and door to:

INNER HALL Deep airing cupboard housing the hot water cylinder with fitted immersion heater, slatted shelving and providing storage facilities. Wall mounted emergency intercom system. Doors to the bathroom and:

DOUBLE BEDROOM 13'2 x 8'11 Second access to loft and casement doors leading into the conservatory. Fitted with a range of double wardrobes with matching chest of drawers. Picture rail, night storage heater, TV and telephone points.



**CONSERVATORY** 11'8 x 5'11 uPVC double glazed with translucent roof and Saxon buff slab flooring. Wall light and power points. Casement doors to garden.

**SHOWER ROOM** 6'4 x 5'6 Part marble effect wall covering and wood effect flooring. The suite comprises, double width shower cubicle with grab rail, wall mounted showering seat and electric shower. The wash hand basin has a mixer tap with vanity cupboard below and wall mounted mirror fronted medicine cabinet above. Close coupled w.c. Extractor fan and ceiling light.



## **EXTERIOR**



**COURTYARD GARDEN** Panelled fencing and mature trees provide an excellent degree of seclusion. Mainly paved with wide brick retaining flower bed to the rear well stocked providing colour to the courtyard throughout the seasons.

**FRONT GARDEN** The front garden has a wall on either side offering a degree of privacy, mainly block paved with brick retained flower bed, once again, well stocked with flowering plants and perennial shrubs. The terrace offers a sunny spot from where to sit and enjoy the surrounding grounds.



As the property forms part of the overall Haywards Development, there is a yearly Maintenance Charge of approximately £3,000.00, which includes the bungalow's buildings insurance, but also covers the cost of maintaining the communal gardens and other shared/communal facilities.



**COUNCIL TAX BAND.** C

**PRICE: £249,995. FREEHOLD**  
(Maintenance Charge Including Buildings Insurance: - approximately £3,000.00 per annum)

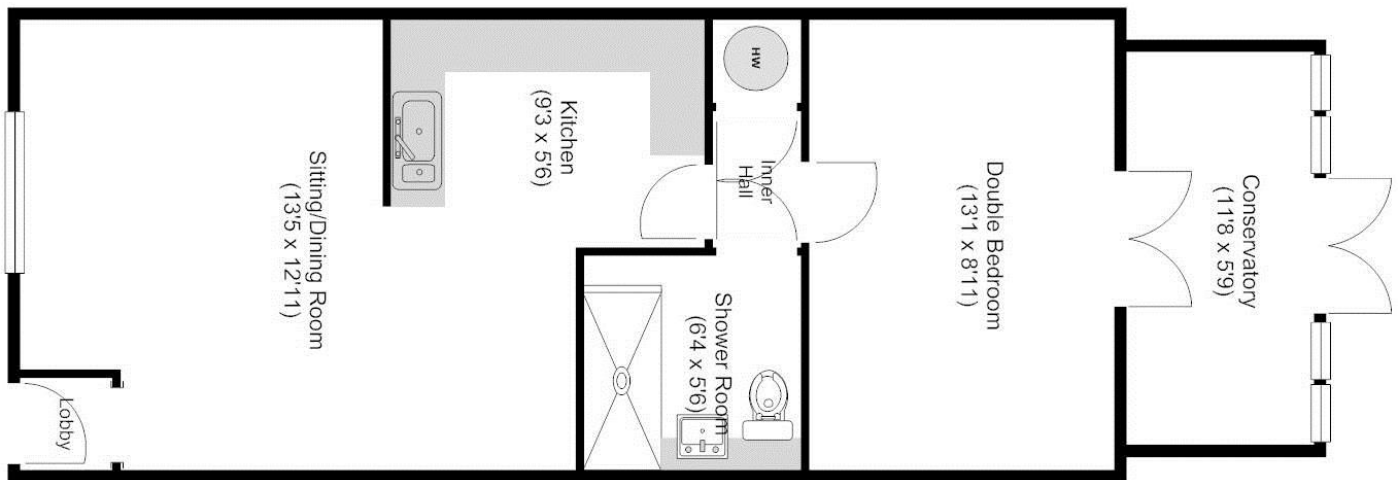
## Energy Performance Graph



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 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. Det2662

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