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**WINFORD DRIVE,
BROXBOURNE, HERTFORDSHIRE, EN10 6PP.**



OFFERED WITH NO UPWARD CHAIN

Situated within this sought after development, this three bedroom, end of terrace family home, benefits from two driveways, an attached garage, a detached garage/workshop and a south facing rear garden. Already offering well proportioned accommodation, the property also provides the incoming purchaser with an excellent opportunity to modify and extend, subject of course to the necessary approvals.

Falling within the catchment areas of both the highly regarded Broxbourne junior and secondary schools, the property is also within a short walk of Broxbourne British Rail Station, whilst the Lea Valley Nature Reserve is on your doorstep and offers a wealth of bridleways, cycle paths and rambling walks.

SUMMARY OF ACCOMMODATION

- *GOOD SIZE RECEPTION HALL***
- *CLOAKROOM***
- *SPACIOUS SITTING/DINING ROOM***
- *KITCHEN***
- *THREE GOOD SIZE BEDROOMS***
- *FAMILY SHOWER ROOM***
- *WARM AIR CENTRAL HEATING***
- *DOUBLE GLAZED WINDOWS AND DOORS***
- *DRIVEWAYS TO THE FRONT AND REAR***
- *ATTACHED GARAGE***
- *ADDITIONAL DETACHED GARAGE/WORKSHOP***
- *SOUTH FACING REAR GARDEN***

A recessed entrance with courtesy lighting and obscure double glazed door affords access to:



GOOD SIZE RECEPTION HALL 14'10 x 5'10 Staircase to first floor with timber handrail and storage cupboard below. Doors to sitting/dining room and:

CLOAKROOM 6' x 3' With suite comprising; low flush w.c and wash hand basin. Obscure double glazed window to side.

SPACIOUS SITTING/DINING ROOM 24'9 x 12'10 (max) Dual aspect with double glazed window to front and double glazed sliding patio doors to rear. Coved ceiling, central heating thermostat, wall mounted gas fire, TV and satellite points. Door to:



KITCHEN 13'5 x 8'7 Fitted with a range of beech wall and base units with ample granite effect working surfaces incorporating stainless steel sink drinker unit with spring neck tap. Space for fridge/freezer, space for freestanding electric oven and recesses with plumbing for washing machine and slimline dishwasher. Cupboard housing the Johnson and Starley warm air central heating boiler. Double glazed window and door to garden.



FIRST FLOOR

LANDING 9'10 x 6'10 Airing cupboard housing the hot water cylinder with fitted immersion heater and slated shelving. Access to loft and doors to bedrooms and bathroom.

BEDROOM ONE 12'1 x 11'10 (to wardrobe) Double glazed window to front and built-in double wardrobe. Coved ceiling and TV point.





BEDROOM TWO 12'1 x 10'5 (max and to wardrobes) Double glazed window to rear and built-in double wardrobe. Coved ceiling.

BEDROOM THREE 8'9 x 6'10 (max) Double glazed window to front and double louvre fronted wardrobe.



FAMILY SHOWER ROOM 6'9 x 5'5 Tiled with suite comprising; pedestal wash hand basin, close coupled w.c., and walk-in shower cubicle with thermostatically controlled shower and glass screens. Obscure double glazed window to rear and wall light/shaver point.

EXTERIOR

The property is approached via a driveway which provides parking for one vehicle and could easily be increased if required. Access is also afforded to:

FIRST ATTACHED GARAGE 16'7 x 8'3 With metal up and over door and electric light connected. Housing the gas and electric meters.

The property benefits from a sunny south facing rear which is principally laid to lawn and enclosed by brick walls and panelled fencing. Directly behind the property is a paved sun terrace. Pedestrian access is afforded to one side and there are external water, lighting and power connections. Located to the rear of the garden and approached via a concrete driveway, which provides further off street parking facilities, is:



SECOND GOOD SIZED DETACHED GARAGE/WORKSHOP 21'10 x 13'2 (Max) With up and over door. Independently fused with power and light connected. Pedestrian door to garden and double glazed windows to side.

COUNCIL TAX BAND. E

PRICE: £445,000. FREEHOLD

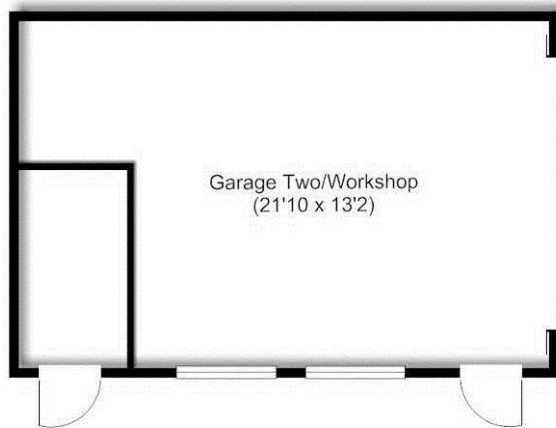
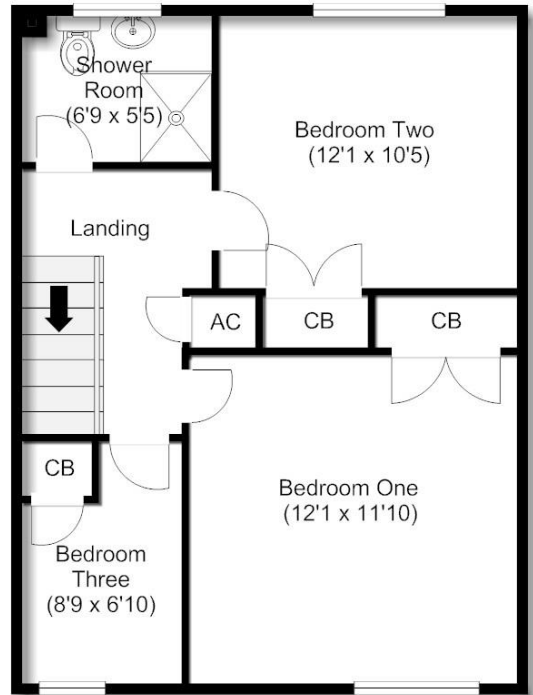
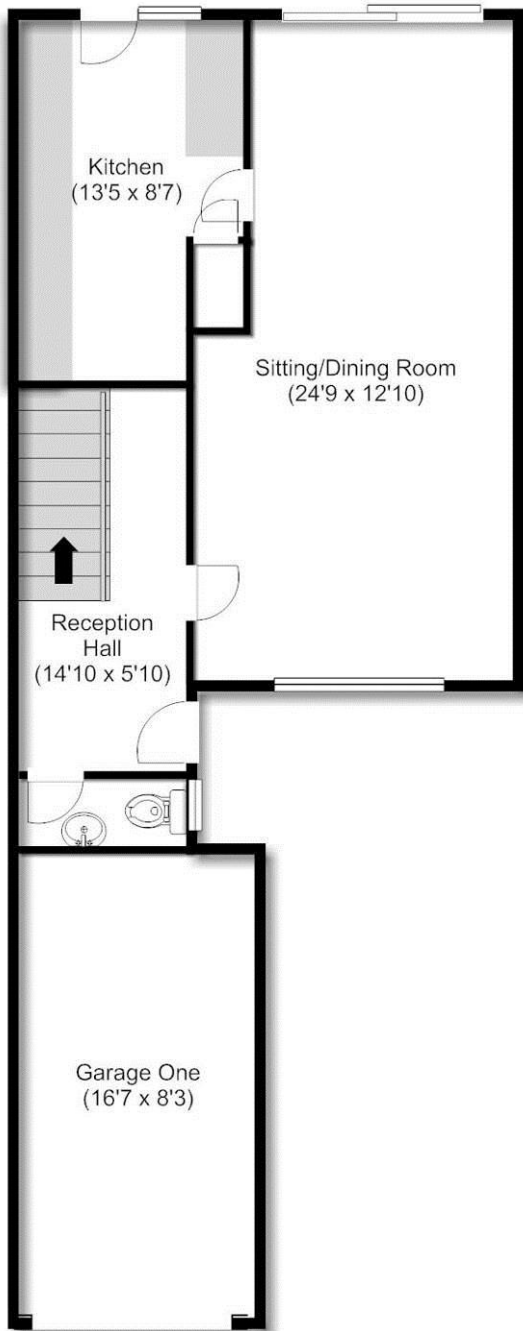
Energy Performance Graph



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



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. Det2663

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