

EST. 1984



Jean Hennigan Properties

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**TRAFALGAR AVENUE,
BROXBOURNE, HERTFORDSHIRE, EN10 7DL**

NO UPWARD CHAIN

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**60 High Road
Broxbourne
Hertfordshire
EN10 7NF**



Enjoying a quiet cul de sac position, with a surprisingly large garden this charming 1930's three bedroom semi detached family home has a much loved feel about it yet still offers an incoming purchaser enormous potential to further improve and extend the existing property, subject of course to the necessary planning consents.

Trafalgar Avenue is situated in an ideal location within walking distance of the many amenities that Broxbourne has to offer including a busy high street shopping parade that caters for most day to day requirements, the highly regarded Broxbourne Secondary school, and for the London commuter, the British Rail train station provides a service to Liverpool Street in just under half an hour. The surrounding countryside offers a wealth of sporting and recreational facilities from county clubs and golf courses to a choice of parklands and riverside walks.

For those purchasers seeking a residence in an ideal location that requires some upgrading with great potential to create an outstanding family home, early viewing is strongly advised in order to avoid disappointment.

SUMMARY OF ACCOMMODATION

- *ENTRANCE PORCH**
- *BRIGHT AND SPACIOUS RECEPTION HALL**
- *SITTING/DINING ROOM**
- *KITCHEN/BREAKFAST ROOM**
- *THREE GOOD SIZED BEDROOMS**
- *FAMILY BATHROOM**
- *GAS CENTRAL HEATING**
- *DOUBLE GLAZED DECORATIVE BAY WINDOWS**
- *SURPRISING AND SECLUDED 90' REAR GARDEN**
- *COURTYARD**
- *GARAGE AND DRIVEWAY**

White partly glazed with leaded light entrance door and matching side panels affords access to the:

ENTRANCE PORCH *With further glazed panels either side of a hardwood front door leading to the:*



BRIGHT RECEPTION HALL *Window to side with radiator below, further glazed panel to sitting room. Turning staircase leads to the first-floor landing with hardwood handrail and balustrade, two under stairs storage cupboard below one housing the gas and electric meters. The ceiling is coved, and the flooring is wood effect, there is a wall mounted heating thermostat control plus telephone point. A concertina door allows access to the kitchen/breakfast room while a further glazed door takes you into the:*

SITTING/DINING ROOM *25'7 x 12 Wide bay window with decorative leaded light casement windows to top, overlooking the front garden with radiator below. Sliding patio door allow access out onto the sun terrace. The feature fireplace is stone clad and is fitted with gas coal effect fire. Wall mounted heating programmer, coved ceiling, television and media points.*



KITCHEN/BREAKFAST ROOM 14'7 x 7'5 Dual aspect with part glazed door leading to the courtyard and garage. Partly tiled in wall ceramics to complement the range of wall and base units with ample illuminated working surfaces over incorporating a white single drainer one and half bowl sink unit with mixer tap and cupboards below. Two leaded light display cabinets are found either side of the electric oven and grill with hob and concealed extractor hood and light above. Appliances include a washing machine, separate fridge and freezer and recess for dishwasher. The ceiling is pine clad with inset lighting, there is space for a breakfast table and open plan shelving for the microwave, there are both telephone and television connections.



BRIGHT FIRST FLOOR LANDING The large window to the side allows natural day light to flood the landing area. There is access to the insulated loft. Picture rail original feature. Doors lead to the family bathroom and bedrooms with a further door leading to the:

PRINCIPAL BEDROOM 13'10 x 10'10 Bay window to front with decorative detail to the casement windows, radiator below. Fitted wardrobes to one wall with matching drawers and dressing table. Telephone point and dimmer lighting control.



SECOND BEDROOM 11'7 x 10'2 Window overlooking the rear garden with radiator below. Built in wardrobes to one wall with a further built in cupboard housing the hot water cylinder, linen storage shelving above. Wall mounted mirror.

THIRD BEDROOM 9'5 x 7'3 Window with front aspect and radiator below. Fitted wardrobes and drawers to one wall media connections.





FAMILY BATHROOM 7'10 x 5'6 Two obscure glazed windows to the rear, tiled in quality wall ceramics with decorative pattern. Matching suite comprising corner panelled bath with mixer tap and Triton fitted shower, pedestal wash hand basin with mixer tap, shelf and mirror above, low flush w.c. Radiator, pine cladding to the ceiling with spot lighting.

EXTERIOR

Front

To the front of the property is a brick wall and dense hedge row, the garden is principally lawned with wide well stocked shrub and flowering borders with a crazy paved pathway around the perimeter. The wide driveway is block paved in a herringbone pattern and leads to double timber gates to the side of the property where there is further parking/courtyard and door to the garage, with lighting and water connection, steps lead to the side door into the kitchen.

GARAGE *The garage has an up and over door and extends into the potting shed where there is a window overlooking the garden. A partly glazed door enables access to the garden.*

Rear

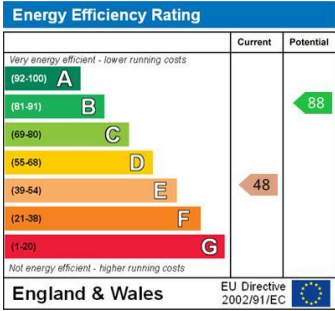
The rear garden is a real gem, surprising long extending to 90' with a central pathway leading to the far end of the garden with lawned areas on either side. Panelled fencing and a variety of mature hedgerows, conifers and holly bushes provide an excellent degree of seclusion. To one side a herb garden can be found with an outstanding display of mint and herbs together with rhubarb. The once productive vegetable plot can easily be reinstated. The tall majestic fir tree shades the rockery below and the apple tree has been rooted there for some time. The hardstanding at the end of the garden provides a stable base for two timber garden sheds and an additional storage unit. The main focal point of the garden are the ornamental ponds arranged over two levels. Directly behind the property is a wide paved sun terrace offering an ideal spot for alfresco dining or just to sit and enjoy the colourful garden. There is the benefit of an external water supply.



COUNCIL TAX BAND E

PRICE: £575,000 FREEHOLD

Energy Performance Graph

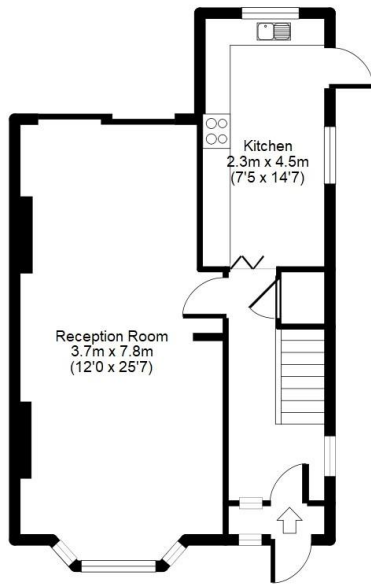


The full Energy Performance Certificate can be viewed at our office or a copy can be requested via email

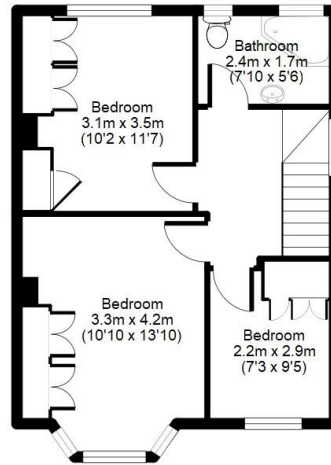
Floor Plans

Trafalgar Avenue, Broxbourne, EN10

APPROX GROSS INTERNAL FLOOR AREA: 930 sq. ft / 86 sq. m



Ground Floor



First Floor

For identification purposes only
Measurements are approx and not to scale

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 Hennigan 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. Det 2670

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