

EST. 1984



Jean Hennigan Properties

INDEPENDENT TOWN AND COUNTRY AGENTS

**'HAWTHORN COTTAGE', BUMBLES GREEN LANE,
NAZEING, ESSEX, EN9 2SG.**

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Broxbourne
Hertfordshire
EN10 7NF*



OFFERED CHAIN FREE

The epitome of the classic chocolate box property, Hawthorn Cottage enjoys a quiet position with views over open meadow land. In the early 1950's a young couple bought the cottage when it was a two up two down and over the following decades extended the property twice and remained living there with no thought given to moving again. The gardens surrounding the property have been a real labour of love, with a great deal of thought given to the layout and the planting to create the perfect cottage garden.

The cottage offers so much potential to the incoming purchaser with the chance to further improve and enlarge the current footprint in particular the loft space being ripe for conversion to reflect modern day living, subject of course to the necessary planning consents.

The surprisingly large residence enjoys stunning views over rolling countryside situated in a quiet and peaceful no through road. Bumbles Green is a small hamlet just bordering Broadly Common, enjoying a semi-rural location yet still within a short drive of the surrounding larger towns of Broxbourne, Nazeing and Waltham Abbey, each offering a wide range of amenities. Transport links are easily accessible by road and rail, the commuter can be in the City in just under half an hour from Broxbourne rail station.

Hawthorn Cottage has not been on the open market for over seventy years which can only be a testimony to a home that ticks all the boxes.

SUMMARY OF ACCOMMODATION

- *ENTRANCE PORCH**
- *DINING ROOM WITH FIREPLACE**
- *STUDY/MUSIC ROOM**
- *SITTING ROOM WITH OPEN FIREPLACE**
- *DRAWING ROOM WITH LARGE BAY WINDOW**
- *FITTED KITCHEN**
- *SEPARATE LAUNDRY ROOM**
- *CLOAKROOM**
- *WORKSHOP**
- *DUAL ASPECT PRINCIPAL BEDROOM WITH EN SUITE BATHROOM**
- *SECOND BEDROOM WITH BALCONY AND EN SUITE SHOWER ROOM**
- *TWO FURTHER DOUBLE BEDROOMS**
- *FAMILY BATHROOM**
- *GAS CENTRAL HEATING**
- *DOUBLE GLAZING**
- *GARAGE**
- *FABULOUS LOW MAINTENANCE COTTAGE STYLE GARDENS**
- *SWEEPING GRAVEL DRIVEWAY**
- *ULTRA FAST BROAD BAND CONNECTION**
- *OFFERED WITH NO UPWARD CHAIN**

Pitched, tiled and beamed open entrance porch with quarry flooring and a bespoke wooden seat with adjacent mailbox and detailed leaded light windows either side of the original 1930's heavy wooden entrance door provides a welcoming access to the:



DINING ROOM 15'9 x 13'1 Large window overlooking the front garden. Turning staircase leading to the first-floor landing with wide hardwood rail and balustrade. Fitted open shelving to one wall. Feature red brick fireplace with red quarry tiled hearth (currently with a fitted gas fire but can easily be converted back to the original open fire). Wall mounted central heating controls. An archway leads to the inner hallway and a further door affords access to:

DUAL ASPECT STUDY/MUSIC ROOM 13'1 x 10'10 With views over the front and side gardens. Features of the room include a pine wood plate rack and two arched alcoves with display shelves. Fitted pine clad units to one wall with a matching set of drawers and further open shelving.



INNER HALLWAY Pair of wooden panelled doors lead to the sitting/drawing room, a further glazed door leads to a second hall, further glazed door offers access to the:

KITCHEN 9'8 x 9'2 *Delightful views over the sun terrace and garden beyond. Tiled in quality wall ceramics to complement a range of wall and base units with ample working surfaces over incorporating a stainless-steel single drainer one and half bowl sink unit with mixer tap and cupboards below. Inset Neff four ring gas hob and built in Belling double oven, there is space for a fridge. Additional features include spice drawers, glazed cabinets and open-end shelving with decorative detail. A panelled door leads to the:*



LAUNDRY ROOM *Glazed door leads out onto the sun terrace. Partly tiled in wall ceramics to complement a range of fitted wall and base units with working surface above. Space and plumbing for washing machine and dishwasher. One cupboard houses the Vaillant gas central heating boiler. Open shelving with space for the microwave. Panelled door leads to the:*

CLOAKROOM *Window to front. Tiled in wall ceramics with suite comprising wash hand basin and low flush w.c.*

SITTING ROOM 20'3 x 13'4 *Dual aspect with French doors leading to the sun terrace. Feature York stone functional open fireplace with matching hearth and display plinths either side. Three wall light points. Wide opening leading into the:*



DELIGHTFUL DRAWING ROOM 22.2 x 14'7 *Wide bay window overlooking the rear garden with bespoke wooden seating and useful storage below, further adjacent casement window also with garden aspect. To one wall are fitted units with cupboards and drawers, including two feature arch and shelving alcoves. Two wall light points and access to extension loft.*



SECOND INTERNAL HALL *Velux skylight window, quarry tiled flooring, two large alcove areas both with shelving one with space for the tumble drier, power connection. Doors lead to a side access and to the garage with a further door leading to the:*

DUAL ASPECT WORKSHOP 11'1 x 8'8 *Windows overlooking the side and courtyard. Fitted with wall and base units, numerous drawers with worktop above. There is a space for additional fridge and freezer.*

FIRST FLOOR LANDING Window to side. Access to the large loft area (ideal for conversion) Wall light point and radiator. Doors leading to the family bathroom and bedrooms with a further door leading to the built-in airing cupboard, housing the water cylinder and water softener, slatted linen storage, power connection and central heating programmer controls.

PRINCIPAL BEDROOM 23'11 x 12'5 Dual aspect windows to front and back with views over the meadow and both front and rear gardens. Two sets of built in wardrobes with storage cupboards above. Two wall light points, further panelled door leads to the:



EN-SUITE BATHROOM 9'4 x 5'9 Obscure glazed window to rear. Tiled in wall ceramics to complement the suite comprising panelled bath with mixer tap and shower attachment, pedestal wash hand basin, bidet and low flush w.c. Extractor fan and heated chrome towel rail with central panelled radiator.



SECOND BEDROOM 13'5 x 12'1 Triple aspect with French doors leading to balcony with air conditioning unit above, and door leading to the:

EN-SUITE SHOWER ROOM Window to side, tiled in wall ceramics, suite comprising large walk in shower with electric shower unit and folding shower screen door, pedestal wash hand basin low flush w.c. and bidet. Electric chrome towel rail and extractor fan.

THIRD BEDROOM 12'11 x 9'8 Window overlooking the front garden, wardrobes to one wall with storage cupboards above. Tiled surround to vanity unit with inset sink and mixer tap, cupboard below and mirror with light above. Two wall light points.



FOURTH BEDROOM 12'4 x 10'9 Window with front garden and meadow aspect, radiator below. Pine fitted wardrobes to one wall.

FAMILY BATHROOM 13'5 x 5'11 Obscure glazed window to rear. Tiled to match suite comprising tiled panelled bath with mixer taps and shower attachment, pedestal wash hand basin with mirror and light above, low flush w.c. Extractor fan.

EXTERIOR

GARAGE: With electric up and over door carriage lantern above, light and power connected. Fitted cupboards to one corner for storage. Return door to second hallway.

Front Garden

The property is approached via a wide shingle driveway with post and rail fencing either side of the entrance and provides parking for several vehicles. The front garden is a true delight with great thought given to landscaping and planting. Miniature rose bushes flank the driveway and create a natural colourful border to the lawned area. A combination of panelled fencing screened by mature evergreens and an abundance of flowering shrubs provide a great degree of seclusion whilst the hawthorn hedge and tree create the dense backdrop. The mature cherry blossoms also add an abundance of colour. Directly in front of the property is a York stone terrace leading to the entrance porch. The rear garden can be approached from either side of the property, there is a courtyard at one side creating a useful storage area with access to panel that allows the ashes from the open fire to be emptied externally. At the other side there are steppingstones from the front garden, and a water connection can be found by the wall.



Views of the front garden and meadow



Rear Garden

Enjoying a westerly aspect, the rear garden is laid principally to lawn and over the decades is well established with majestic beech and sycamore trees providing a large shaded area at the end of the garden. The borders are wide and well stocked with a combination of the numerous flowering shrubs all of which you would expect to find in a traditional cottage garden. The timber pergola lends itself to a display of climbing rose, honeysuckle and jasmine making the walk along the paved pathway a real pleasure. Directly behind the property is a wide paved sun terrace ideal for entertaining or just offering a relaxing sunny spot from where to sit and enjoy the garden. To one corner is a large timber shed formally the chicken coop, with light and power connected. Throughout the garden there are water and electric connections. At night the property and gardens are enhanced by external lighting.



REAR ELEVATION

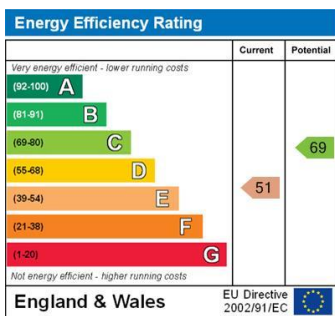


Agents Note: The custodians of Hawthorn Cottage receive a Common Rights Payment of approximately £400.00 per annum. We have been informed that the fibre internet connection is **ultra-fast**.

COUNCIL TAX BAND. G

PRICE: £825,000. FREEHOLD

Energy Performance Graph

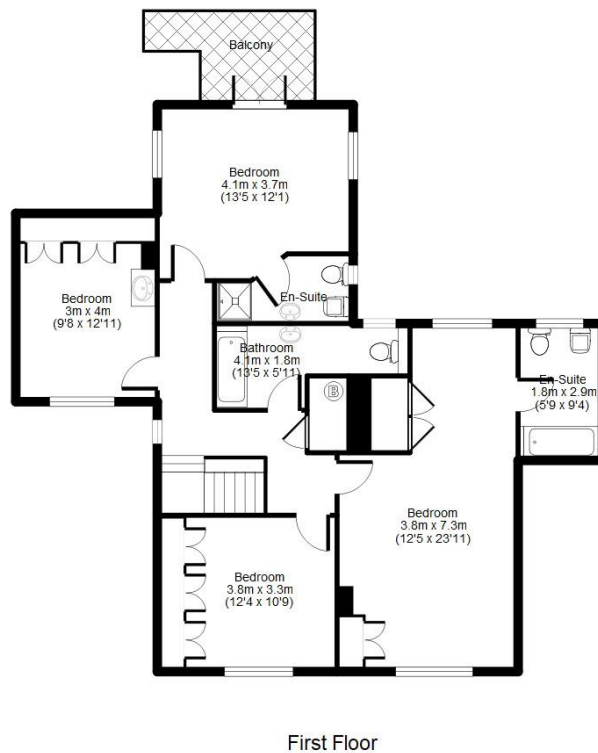
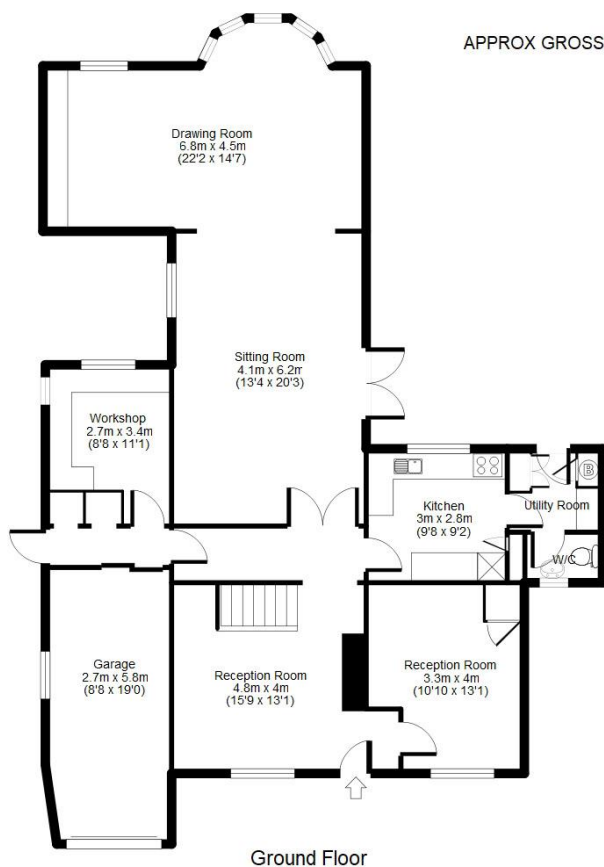


The full Energy Performance Certificate can be viewed at our office or a copy can be requested via ema

Floor Plans

These drawings are not to scale and should be used for observational purposes only

APPROX GROSS INTERNAL FLOOR AREA: 2330 sq. ft / 217 sq. m incl Workshop and Garage



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 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. Det 2671

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