

EST.



1984

Jean Hennighan Properties

INDEPENDENT TOWN AND COUNTRY AGENTS

*Estate Agents,
Surveyors, Valuers,
& Residential
Lettings*

*Dedicated To
Quality Without
Compromise*

*For A Free
Valuation Without
Obligation Please
Telephone:
01992 445055*

*60 High Road
Broxbourne
Hertfordshire
EN10 7NF*

*Facsimile:
01992 443807*

**TATSFIELD HOUSES, ST LEONARDS ROAD,
NAZEING, ESSEX, EN9 2HL.**



Having been thoughtfully refurbished and proudly occupying an elevated position with views over open countryside, this three bedroom semi detached home, provides deceptive accommodation and benefits from a west facing rear garden approaching 85'.

Situated within easy reach of a number of towns to include; Waltham Abbey, Broxbourne, Harlow and Epping, the property is also conveniently located being within a short drive of Broxbourne British Rail Station, whilst a selection of reputable schools are close to hand.

SUMMARY OF ACCOMMODATION

- *RECEPTION HALL***
- *SPACIOUS SITTING/DINING ROOM***
- *GOOD SIZE KITCHEN/BREAKFAST ROOM***
- *REAR LOBBY WITH DEEP LINEN CUPBOARD***
- *QUALITY FITTED SHOWER ROOM***
- *THREE BEDROOMS***
- *CLOAKROOM***
- *DOUBLE GLAZED WINDOWS***
- *GAS FIRED CENTRAL HEATING***
- *DRIVEWAY PROVIDING AMPLE OFF STREET PARKING FACILITIES***
- *WORKSHOP***
- *WEST FACING REAR GARDEN APPROACHING 85'***
- *AVAILABLE END OF JANUARY 2025***
- *NO PETS* *NON SMOKERS***

A covered entrance with adjacent carriage style courtesy light and obscure double glazed door affords access to:

RECEPTION HALL *Turning staircase to first floor with timber handrail and storage cupboard below with electric light connected, housing the gas and electric meters and fuse board. Double radiator and multi pane glazed door to:*

GOOD SIZE SITTING/DINING ROOM *25'6 x 10'5 (max) Dual aspect with double glazed windows to front and rear. Feature fireplace with marble back and hearth and decorative timber surround and mantel. Exposed timbers, wall mounted central heating thermostat and two thermostatically controlled radiators. Multi pane glazed door to:*



SPACIOUS KITCHEN/BREAKFAST ROOM *13'11 x 10'4 Fitted with a range of beech wall and base units with ample granite effect working surface and matching splashbacks incorporating resin sink drainer unit with mixer tap. Electric fan assisted double oven and grill with four ring gas hob and concealed illuminated extractor canopy above, integrated fridge and freezer and recess with plumbing for washing machine. Double glazed window to side, recess spotlighting and enclosed radiator. Door to:*



REAR LOBBY *Deep built-in linen cupboard and door to:*



QUALITY FITTED BATH/SHOWER ROOM *7' x 5' With suite comprising; low flush w.c., pedestal wash hand basin and panelled bath with mixer tap, shower attachment and glazed screen. Double glazed window to rear, extractor fan and chrome heated towel rail.*

FIRST FLOOR

LANDING *Double glazed window to front, thermostatically controlled radiator and panelled doors to bedrooms and cloakroom.*

BEDROOM ONE 10'7 x 9'8 (max) Double glazed window to rear overlooking the garden and with thermostatically controlled radiator below.



BEDROOM TWO 10'7 x 10'6 (max) Double glazed window to rear, again overlooking the garden, and with thermostatically controlled radiator below. Deep built-in cupboard housing the gas fired combination boiler and providing storage facilities.



BEDROOM THREE 10'7 x 6'4 Double glazed window to front enjoying far reaching views and with thermostatically controlled radiator below.



CLOAKROOM 3'6 x 3'7 With suite comprising; low flush w.c. and wash hand basin with decorative tiled splashback and cupboard below. Extractor fan and mirror fronted medicine cabinet.

EXTERIOR

The property is approached via a driveway which provides off street parking for several vehicles and is bordered by a paved path, lawn and well stocked flowering shrub beds.

WORKSHOP 16'2 x 8'9 With double bi-folding doors to front and window to rear. Electric light connected.



Enjoying a good size rear garden approaching 85' which is principally laid to lawn and enclosed by panelled fencing. Directly behind the property is a paved sun terrace with stepping stones meandering to the rear, via well stocked flowering shrub beds, to where a garden shed can be found. There are external water and lighting connections, and pedestrian access is afforded to one side.

COUNCIL TAX BAND. E £2,579.67 (as of 13th January 2025)

PRICE: £1,850.00 Per Calendar Month

Redress Scheme: - The Property Ombudsman - www.tpos.co.uk



Clients' Money Protection Scheme: - Client Money Protect,
Membership No. CMP003840 - www.clientmoneyprotect.co.uk



VIEWING: By appointment with Owners Sole Agents -
please contact: JEAN HENNIGHAN PROPERTIES - telephone 01992 445055

Important Note: These particulars have been prepared by Jean Hennighan Properties upon the instructions of the landlord(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 tenant(s) must make their own enquiries regarding such matters. Det0167

Visit us or email us at:

www.jeanhennighanproperties.co.uk

enquiries@jeanhennighanproperties.co.uk

