

EST. 1984



Jean Hennigan Properties

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*Estate Agents,
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COLESDALE, CUFFLEY, HERTFORDSHIRE, EN6 4LO

SPECTACULAR COUNTRYSIDE VIEWS

*Dedicated To
Quality Without
Compromise*

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

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



Enjoying stunning views over rolling open countryside and farmland, this three bedroom property occupies a generous sized corner plot position with a secluded west facing rear garden.

The property dates back to the mid 70's, and although the property has been well maintained, this home offers the incoming purchaser so much potential and great flexibility in the arrangement of the accommodation, the ground floor being ripe for conversion to an independent annexe for a family member or a dependent relative.

Colesdale is a quiet cul de sac in an ideal location, enjoying a rural outlook yet within a few minutes' walk of Cuffley village offering a wide range of amenities including a variety of shops, restaurants and cafes, a highly regarded school, and the British Rail station with connections to London and the Home Counties.

SUMMARY OF ACCOMMODATION

- *COVERED ENTRANCE PORCH*
- *ENTRANCE HALL*
- *RECEPTION HALL*
- *CLOAKROOM*

SUMMARY OF ACCOMMODATION CONTINUED

- *SITTING ROOM WITH STUNNING COUNTRYSIDE VIEWS**
- *KITCHEN/BREAKFAST ROOM**
- *TWO DOUBLE BEDROOMS (ONE POTENTIAL DINING ROOM)**
- *FAMILY BATHROOM**
- *LOWER GROUND FLOOR WITH SITTING ROOM/BEDROOM**
- *SECOND CLOAKROOM AND ENSUITE SHOWER ROOM**
- *LAUNDRY ROOM**
- *INTEGRAL DOUBLE GARAGE**
- *GAS CENTRAL HEATING**
- *PRIVATE WEST FACING REAR GARDEN**

Covered entrance porch with courtesy lighting, glazed entrance door with matching glazed side light leads to the:



ENTRANCE HALL *With coved ceiling, radiator, wood flooring. Door to bathroom, hardwood handrails either side of the wide steps rising to the:*

RECEPTION HALL *Wood flooring, coved ceiling, wall mounted thermostat and access to the loft. Glazed doors lead to both the kitchen and sitting room with further doors to the dining room/second bedroom and cloakroom. Additional doors lead to a large storage cupboard with further door to:*

AIRING CUPBOARD *Ample linen shelving with light connected.*

STORAGE CUPBOARD *With hanging rail, shelving and light connected.*

BATHROOM *9'10 x 6'8 Obscure glazed window to front with radiator below. Tiled in decorative wall ceramics to complement a suite comprising: panelled bath with mixer tap and handheld shower attachment, additional overhead shower, vanity unit with inset wash hand basin mixer tap and storage cupboard below. Low flush w.c. and tile effect floor covering.*

CLOAKROOM *Window to side. Tiled in contrasting wall ceramics with suite comprising wash hand basin with cupboard below, glass shelf and mirror above. Low flush w.c. shaver point, radiator with chrome towel rail and mirror above.*

SITTING ROOM *18'3 x 14'1 Dual aspect with panoramic views over open countryside and farmland. Sliding doors lead out onto a veranda terrace balcony. Wood flooring and feature open fireplace with stone hearth and matching plinth, media points.*



DINING ROOM/SECOND BEDROOM 13'5 x 7'11 Window overlooking the front garden with radiator below. Coved ceiling.



PRINCIPAL BEDROOM 13'5 x 10' Front aspect with radiator below, coved ceiling and fitted wardrobes and drawers to one wall with matching nightstands.



KITCHEN/BREAKFAST ROOM 14'1 x 11' Fine views over open farmland and glazed door leading to the veranda balcony with steps allowing access to the rear garden and lower terrace. Partly tiled in mosaic wall tiles and fitted with a range of oak wall and base units with display cabinets and open-ended corner shelving. Ample working surfaces incorporate a stainless-steel single drainer sink unit with mixer tap and cupboard below, inset four ring gas hob with extractor hood above. Built in double oven with grill, freestanding fridge freezer and dishwasher. The ceiling is beamed with spotlighting. To one wall is an oak dresser with radiator below. A glazed door leads to the:



LOWER GROUND FLOOR Window to side with turning staircase and oak hand rail with wrought iron decorative balustrade leads to a square hall, arranged over two levels with radiator, spotlighting and access to a pipe inspection ceiling cupboard. Doors lead to the laundry room, sitting room/bedroom, garage and storage cupboard with a further door leading to a large walk in cupboard with light connected housing the combi central heating boiler with two further under stairs storage cupboards.





LAUNDRY ROOM 11'8 x 8'11 Fitted with a range of wall and base cupboards, a stainless steel single drainer sink unit with cupboard below. The washing machine and tumble drier are situated on a raised plinth. There is space for a fridge freezer.

SITTING ROOM/POTENTIAL BEDROOM 14'11 x 9'6 Side lights and window either side of a large door leading out onto the sun terrace. Coved ceiling radiator, shelving and door to a large storage cupboard with a further door leading to:



EN-SUITE SHOWER ROOM Partly tiled with suite comprising pedestal wash hand basin, low flush w.c. and walk in tiled shower cubical with power shower. Glass shelving, wall mounted circular mirror and chrome towel rail.



DOUBLE GARAGE 21'5 x 14'11 Electric operated up and over door. Fitted with numerous bespoke tool cupboards, work benches and screw drawers with light and several power points throughout.

EXTERIOR

Front Garden

The property is approached via a wide red tarmac driveway allowing additional vehicle parking leading to the garage, with rockery and raised lawn area together with steps allowing access to the front entrance of the property.

Rear Garden

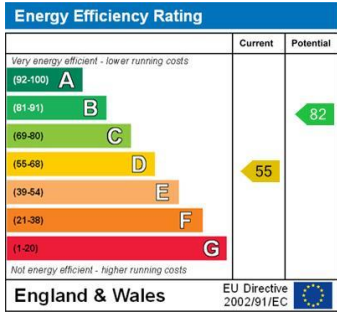
The rear garden is a fine feature of the property with panoramic views over open farmland and countryside. Panelled fencing and dense hedgerow provide an excellent degree of seclusion without spoiling the views. Directly behind the property on the lower level is a paved terrace enjoying a sunny westerly aspect and offering an ideal spot from where to sit and enjoy the gardens with an additional terrace on an upper level. The main garden is laid mainly to lawn with wide borders stocked with an abundance of evergreens, perennials and flowering shrubs. Well screened throughout the garden are green houses and a shed. Wide pedestrian access can be found either side of the property.



COUNCIL TAX BAND. F

PRICE: £750,000 FREEHOLD

Energy Performance Graph



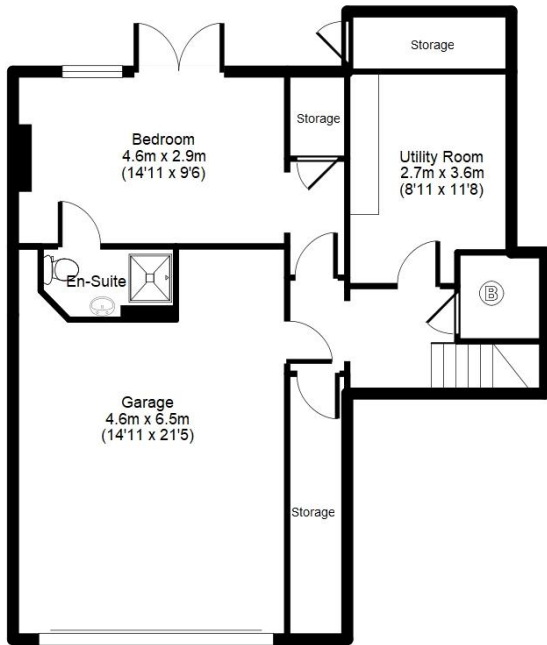
The full Energy Performance Certificate can be viewed at our office or a copy can be requested via email

Floor Plans

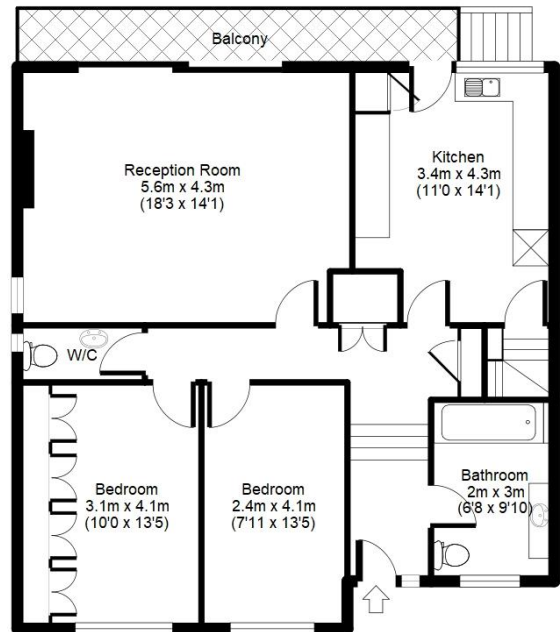
These drawings are not to scale and should be used for observational purposes only

Colesdale, Cuffley, EN6

APPROX GROSS INTERNAL FLOOR AREA: 1635 sq. ft / 152 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 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 6281

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