

EST. 1984



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*60 High Road
Broxbourne
Hertfordshire
EN10 7NF*

**BERNERS WAY,
BROXBOURNE, HERTFORDSHIRE, EN10 6NP.**

NO UPWARD CHAIN



Occupying a generous and secluded south facing corner plot position, this surprisingly bright and spacious, four double bedroom, detached family home has been well maintained and offers the incoming purchaser the scope to further improve and enlarge the existing footprint, subject of course to the necessary planning consents.

Berners Way enjoys a quiet location and is within easy access of all the amenities that Broxbourne has to offer including a busy shopping parade, excellent transport links by both road and rail together with numerous sporting and leisure clubs. Highly regarded schools and colleges are close by.

SUMMARY OF ACCOMMODATION

COVERED PORCH

RECEPTION HALL WITH CLOAKROOM AND STORAGE CUPBOARD

KITCHEN WITH SEPARATE LAUNDRY ROOM

23ft SITTING/DINING ROOM

FOUR DOUBLE BEDROOMS

FAMILY BATHROOM

GAS CENTRAL HEATING

DOUBLE GLAZING

GARAGE WITH DRIVEWAY

WELL MAINTAINED SOUTH FACING GARDEN AND COURTYARD

Wide covered entrance porch with courtesy lighting and decorative steps. Partly glazed entrance door affords access to the:

RECEPTION HALL *Radiator, wall mounted central heating thermostat, coved ceiling and doors leading to the cloakroom, kitchen, sitting/dining room with a further door leading to the:*

BUILT IN STORAGE CUPBOARD *(This could easily be modified to afford internal pedestrian access to the garage). With light connected and numerous hooks and metal rod shelving.*

CLOAKROOM *Obscure glazed window to front. Tiled in quality wall ceramics to complement white suite comprising contemporary style wash hand basin with mixer tap and cupboard with high gloss door below. Low flush w.c. Coved ceiling.*



KITCHEN *11'4 x 7'10 Window with front aspect. Partly tiled in quality wall ceramics to complement fitted range of wall and base units with ample illuminated working surfaces over, cream inset one and half bowl single drainer sink unit with mixer tap and cupboards below. Appliances are by Neff and include inset four ring gas hob with concealed extractor hood above, adjacent double oven and grill. Wide opening leading to the:*

LAUNDRY ROOM *14'9 x 5'11 Window overlooking the front garden and glazed door leading to the rear garden. Fitted with a range of wall and base units with working surfaces over. Stainless steel single drainer sink unit with tiled splash back and cupboards below. Space for washing machine and tumble drier. Wall mounted Worcester gas central heating boiler, radiator and cloaks hanging space.*

SITTING/DINING ROOM 'L' SHAPED *23'1 x 22'9 (overall measurement)*

Sitting Room: *Casement double doors with windows either side lead out onto the sun terrace. Hard wood open tread original staircase leads to the first floor landing. Wall mounted heating programmer and two radiators coved ceiling and opening to the*

Dining Room: *Bright and dual aspect with views over the south facing rear garden. Electric radiator and coved ceiling.*



FIRST FLOOR LANDING *Access to the insulated loft (restricted head height). Doors leading to the bathroom and bedrooms with further door leading to:*

PRINCIPAL BEDROOM 13'10 x 9'8 Window overlooking the rear garden with radiator below. Coved ceiling.



SECOND BEDROOM 12'8 x 9' Window with rear aspect and radiator below. Coved ceiling.



THIRD BEDROOM 8'10 x 8'1 Window overlooking the front garden with radiator below. Coved ceiling.

FOURTH BEDROOM 9'1 x 7'2 Window with front aspect radiator below. Coved ceiling.



FAMILY BATHROOM 7'1 x 6' Obscure glazed window to front. Tiled in quality wall ceramics to complement a fitted suite comprising panelled bath with mixer tap and shower attachment, wash hand basin with mixer tap and cupboard below. Low flush w.c. with concealed cistern. Chrome heated towel rail.

FRONT GARDEN

Paved in decorative slabs with access to the rear garden from both sides of the property.

GARAGE

With up and over door, light and power connected plus personal part glazed door to side access.

REAR GARDEN

The rear garden is not overlooked and enjoys a southerly aspect, laid principally to lawn with wide borders well stocked with evergreens, flowering shrubs and perennials bringing colour to the garden throughout the seasons. A wide opening leads, to an enclosed courtyard with two large timber garden sheds and tall panelled fencing, providing an excellent degree of privacy. The garage can be accessed via a partly glazed door to the side of the property.



COUNCIL TAX BAND. F

PRICE: £525,000. FREEHOLD

Energy Performance Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		85
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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

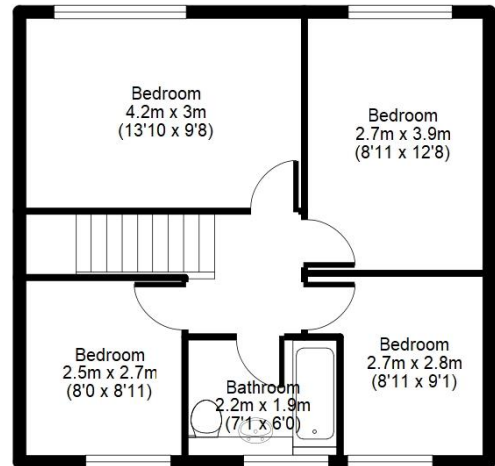
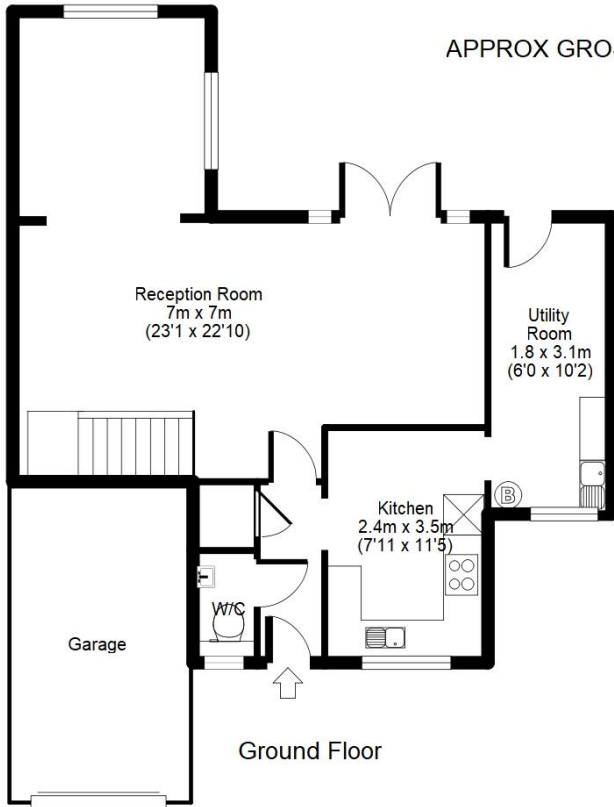
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Floor Plans

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

Berners Way, Broxbourne, EN10

APPROX GROSS INTERNAL FLOOR AREA: 1104 sq. ft / 103 sq. m



For identification purposes only
Measurements are approx and not to scale

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