

EST. 1984



Jean Hennigan Properties

INDEPENDENT TOWN AND COUNTRY AGENTS

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**HIGH ROAD,
BROXBOURNE, HERTFORDSHIRE, EN10 7NF.**



Having been refurbished to an extremely high standard and needing to be viewed to be fully appreciated, this extremely spacious two double bedroom, ground floor period apartment, dates back to the 1624 and benefits from spacious accommodation with 10ft high ceilings, a wealth of period features, a good sized landscaped rear garden, gas fired central heating and allocated parking.

Located in the heart of Broxbourne but hidden from view, the apartment is conveniently located being within a short walk of Broxbourne British Rail Station, which provides fast and frequent access to London's Liverpool Street, Stansted Airport and Cambridge. A selection of local shops, which amply cater for day to day requirements, are on your door step, whilst the Lea Valley Nature Reserve offers numerous country and riverside walks.

VIEWING HIGHLY RECOMMENDED

SUMMARY OF ACCOMMODATION

ENTRANCE HALL

SPACIOUS RECEPTION HALL/STUDY

***SUPERB SITTING/DINING ROOM WITH 10FT HIGH CEILING
AND FEATURE FIREPLACE***

FITTED KITCHEN WITH INTEGRATED APPLIANCES

***PRINCIPAL BEDROOM WITH DRESSING AREA AND
EXPOSED BRICK FIREPLACE***

SECOND GOOD SIZE BEDROOM

SUMMARY OF ACCOMMODATION CONTINUED

- *QUALITY FITTED BATH/SHOWER ROOM**
- *CLOAKROOM**
- *BASEMENT PROVIDING STORAGE FACILITIES**
- *GAS FIRED CENTRAL HEATING**
- *MANY CHARACTER FEATURES**
- *NEW 999 YEAR LEASE ON COMPLETION**
- *PRIVATE LANDSCAPED WEST FACING REAR GARDEN**
- *ALLOCATED PARKING**

A heavy timber door with chrome furniture, leaded light side window and courtesy lighting affords access to:

ENTRANCE HALL *Dado rail, wide access to inner hall/study and panelled door to:*

SUPER SITTING/DINING ROOM *21'4 x 15'10 Four full height sash windows, with original shutters, making this a stunning bright and airy room. A feature cast iron fireplace with Victorian tiled slips creates a focal point whilst a part glazed door affords access to the garden. With numerous period features to include a decorative ceiling rose and coving, picture rail and dado rail, solid pine flooring and two contemporary radiators, telephone point and. Part glazed door to garden.*



SPACIOUS RECEPTION HALL/STUDY *12'2 x 8'11 (max) Double glazed skylight window, dado rail, contemporary radiator and wood flooring. Access to hallway.*



HALLWAY *Panelled door to kitchen and part glazed door to:*

BEDROOM TWO 12'7 x 11'9 (max) Multi pane glazed sash window to rear. Original built-in cupboard incorporating drawers and contemporary radiator.



QUALITY FITTED KITCHEN 12'2 x 8'3 Overlooking the landscaped rear garden and fitted with a range of anthracite high gloss wall and base units, with granite working surface and metro style tiled splashbacks, incorporating sink unit with chrome mixer tap. Electric fan assisted oven and grill with four ring gas hob and illuminated extractor canopy above. Range of integrated appliances to include; slimline dishwasher, washing machine, fridge and freezer and concealed gas fired combination boiler. Original timber doors to garden and basement, and panelled door to:



HALLWAY Panelled doors to principal bedroom, quality fitted bath/shower room and:



CLOAKROOM Partly tiled in quality porcelain with suite comprising; close coupled w.c. and corner wash hand basin with chrome mono-bloc tap. Leaded light glazed window to rear and radiator.

PRINCIPAL BEDROOM 19'9 x 14'10 (max) Dual aspect with multi pane glazed windows to sides. Feature exposed brick fireplace with timber mantle, picture rail, solid wood flooring and contemporary radiator.



QUALITY FITTED BATH/SHOWER ROOM 8'3 x 7'8' (max) Partly tiled in quality porcelain with suite comprising; sculptured pedestal wash hand basin, close coupled w.c., panelled bath and walk-in tiled shower cubicle with thermostatically controlled shower with drencher unit, hand shower and glass screen. Recess spotlighting, extractor fan and chrome heated towel rail.



BASEMENT (restricted head height) A perfect wine cellar! With electric light connected and providing storage facilities.

EXTERIOR

The rear garden is principally laid to lawn and enclosed by close boarded fencing with old stock brick pathways meandering throughout. To one corner is a covered timber decked area and to the rear is a timber gate which provides access directly to the allocated parking facilities.



COUNCIL TAX BAND. D

PRICE: £485,000 LEASEHOLD

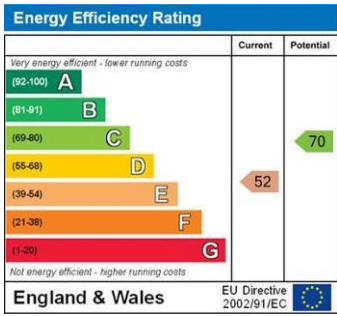
(NEW 999 YEAR LEASE ON COMPLETION)

Ground rent £0.00 per annum

Buildings Insurance £200 - £300.00 per Annum

Maintenance Charge £0.00 per annum.

Energy Performance Graph



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

Floor Plan

This drawing is not to scale and should be used for observational purposes only



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. Det2684

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