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Jean Hennigan Properties

INDEPENDENT TOWN AND COUNTRY AGENTS

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**HOMELEIGH, AVENUE ROAD,
HODDESDON, HERTFORDSHIRE, EN11 0BA.**



Situated at the end of a private road and boasting a 145' west facing rear garden, which backs onto the River Lee, this bespoke family home, also borders one of Broxbourne's Sailing Clubs lakes and has a sunny south facing balcony, perfect for a summers afternoon.

Built to uncompromising standards, this stunning property provides open and airy accommodation with a warm and cosy feel. There will be no excuses not to have friends and family round with the superb 36' x 31' open plan kitchen, sitting and dining room, which is great for entertaining, parties and the holiday season. However, if being the host becomes too much, you could always head to the Fish and Eels Public House, which is within a short staggering distance.

Enjoying the best of both worlds, the property is surrounded by beautiful countryside with rambling bridleways and scenic river and lakeside walks, yet is also within easy reach of major road networks, a choice of British Rail Stations and a selection of highly regarded schools.

Viewing Highly Recommended

SUMMARY OF ACCOMMODATION

- *VAULTED RECEPTION HALL WITH 22FT HIGH CEILING****
- *SPACIOUS AND QUALITY FITTED SHOWER ROOM****
- *COSY FAMILY ROOM OR FOURTH DOUBLE BEDROOM****
- *STUNNING OPEN PLAN SITTING ROOM, DINING ROOM AND QUALITY FITTED KITCHEN****

SUMMARY OF ACCOMMODATION CONTINUED

GOOD SIZE LAUNDRY ROOM

BRIGHT AND AIRY GALLERIED LANDING

EXTREMELY SPACIOUS PRINCIPAL BEDROOM WITH QUALITY FITTED EN-SUITE BATH/SHOWER ROOM AND BALCONY WITH VIEWS OVER ONE OF BROXBOURNE'S BOATING LAKES

SECOND SPACIOUS DOUBLE BEDROOM AGAIN WITH QUALITY FITTED EN-SUITE BATH/SHOWER ROOM

THIRD DOUBLE BEDROOM

DOUBLE GLAZED WINDOWS AND DOORS

GAS FIRED CENTRAL HEATING

DRIVEWAY PROVIDING OFF STREET PARKING FOR SEVERAL VEHICLES

ATTACHED GARAGE WITH AUTOMATIC ROLLER DOOR

WEST FACING REAR GARDEN APPROACHING 145FT AND BACKING ONTO THE RIVER LEE

POTENTIAL MOORING RIGHTS ON APPLICATION VIA THE LEA VALLEY

Casement doors with obscure glazed insets, heavy chrome handrails and full height double glazed windows above affords access to.

SUPERB RECEPTION HALL *13'11 x 10' Open, light and airy with a 22ft high valuated ceiling. Oak staircase to first floor with glass balustrading. Two wall mounted digital underfloor heating thermostats and wood effect flooring with underfloor heating. Access to stunning open plan sitting room, dining room and kitchen, and oak panelled doors to family room/bedroom four and:*



SPACIOUS SHOWER ROOM *12'6 x 5' With part timber effect panels to walls and fitted with a quality suite comprising: square wash hand basin with chrome mono-bloc tap and drawers below, close coupled w.c. and walk-in double shower cubicle with chrome hand shower and additional rain forest shower. Obscure double glazed window to front, recess LED spotlighting, extractor fan, chrome heated towel rail and polished marble effect tiled flooring.*



FAMILY ROOM/FOURTH BEDROOM 12'8 x 12'8 Providing a variety of options for alternative use. Dual aspect with double glazed windows to front and side with views over the boating lake. Recess spotlighting, TV point, wall mounted digital underfloor heating control and wood effect flooring with underfloor heating.



OPEN PLAN SITTING ROOM, DINING ROOM AND QUALITY FITTED KITCHEN 36'8 x 31'9 (overall)
Sitting/Dining Area:- A truly stunning room with feature contoured LED lit ceiling and customer made, full width, double glazed sliding patio doors seamlessly blending the garden and the sitting room. Two further double glazed windows to side, wall mounted digital underfloor heating control and wood effect flooring with underfloor heating. A long marble peninsular breakfast bar creates a natural division from:



Kitchen Area:- Fitted with a range of quality high gloss wall and base units with ample illuminated marble working surfaces and metro style tiled splashbacks incorporating Neff induction hob with concealed extractor canopy above. Further range of integrated Neff appliances to include full height fridge, full height freezer, dishwasher and electric fan assisted oven with combination microwave oven above. The centre island not only provides a superb entertaining area but incorporates a one and a quarter bowl sink unit with Quooker instant hot water tap and waste disposal.





SPACIOUS LAUNDRY ROOM 15' x 6'9' Fitted with a matching range of base units with quartz effect working surfaces incorporating one and a quarter bowl sink unit. Recesses with plumbing for washing machine and tumble dryer and space for additional fridge/freezer. Range of full height cupboards housing the Vaillant gas fired central heating boiler, the 300l pressurized hot water cylinder, the central heating and hot water programmer controls and fuse board. Recess LED spotlighting and wood effect flooring. Oak panelled door to the garage.

FIRST FLOOR

GALLARIED LANDING 10'4 x 6'1' Open, light and airy with solid oak handrails and glass balustrading. Recess LED sensor lighting and oak panelled doors to bedrooms.



BEDROOM ONE 27'9 x 12'10' Dual aspect with double glazed window to rear overlooking the garden and river beyond. Recess LED spotlighting, low level lighting circuit, two thermostatically controlled radiators, TV point and eave storage facilities. An oak panelled door provides access to the en-suite, whilst double glazed casement doors lead to:



THE BALCONY 10' x 4'5" Stainless steel handrail, glass balustrading and composite decked flooring. Overlooking one of Broxbourne's Sailing Clubs lakes and perfectly positioned to while away a summers afternoon with a good book and a G&T!



QUALITY FITTED EN-SUITE BATH/SHOWER ROOM 12'7" x 9'3" Partly tiled in quality porcelain with decorative insets and suite comprising; freestanding bath with chrome mono-bloc tap and hand shower attachment, close coupled w.c., square wash hand basin with chrome waterfall tap and drawers below, and walk-in double shower cubicle with chrome hand shower and additional rain forest shower. Obscure double glazed window to front, recess LED spotlighting, extractor fan, heated towel rail, illuminated display shelving and porcelain tiled flooring.



BEDROOM TWO 28' x 12'8" Double glazed window to rear, again overlooking the garden and the River Lee beyond. Recess LED spotlighting, two thermostatically controlled radiators, TV point and eave storage facilities. Oak panelled door to:



EN-SUITE BATH/SHOWER ROOM 12'3 x 9'4 With quality fitted suite comprising; freestanding oval bath with chrome mono-bloc tap and hand shower attachment, close coupled w.c., square wash hand basin with chrome mono-bloc tap and drawers below, and quartz effect aqua panelled double shower cubicle chrome hand shower and additional rain forest shower. Obscure double glazed window to front, recess LED spotlighting, extractor fan, heated towel rail, recessed illuminated display shelving and polished marble effect tiled flooring.



THIRD SPACIOUS DOUBLE BEDROOM 21'11 x 10'6 Double glazed window to rear. Access via retractable ladder to boarded loft. Recess LED spotlighting, two thermostatically controlled radiators and TV point.



EXTERIOR

The property is approached via chipped blue granite driveway which provides off street parking for numerous vehicles, whilst slate stepping stones lead to the front door.

ATTACHED GARAGE 18'8 x 9'7 Well maintained with lino flooring. Housing the gas meter and with automatic roller door. Return oak door to laundry room.

This stunning property benefits from a 145' well maintained west facing rear garden which backs onto the River Lea. Directly behind the property is a spacious Indian sandstone sun terrace with steps leading down to lawn, whilst an additional covered decked area provides a shady area to relax. The garden is principally laid to lawn and enclosed by a combination of close boarded fencing and mature shrubs. To the rear is a large timber summer house which is independently fuse with power and light connected and a low level timber wall with wrought iron railings and steps leads up to the river tow path. Pedestrian access is afforded to one side and there are external water, lighting and power connections.





COUNCIL TAX BAND. E

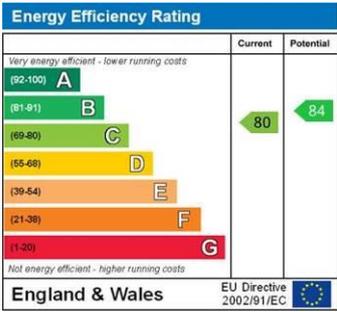
PRICE: £1,250,000. FREEHOLD

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



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

Energy Performance Graph

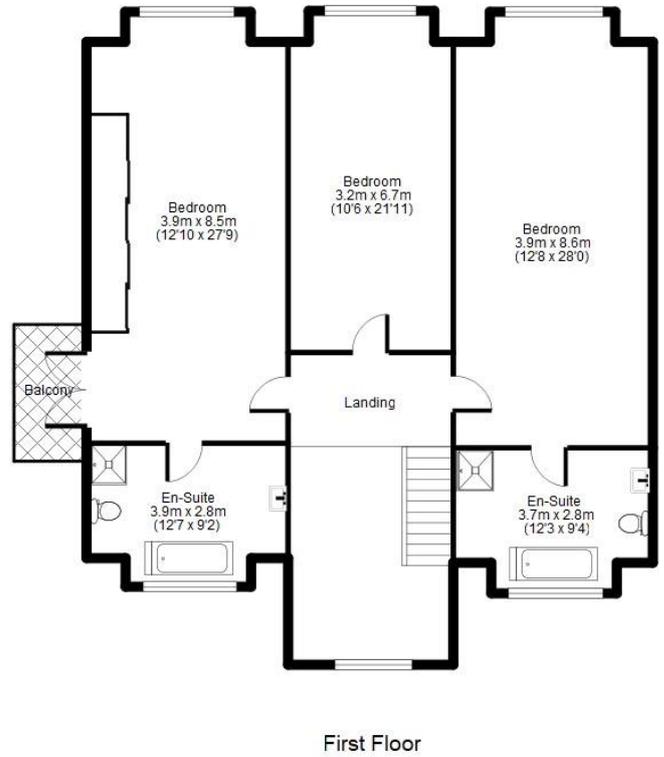
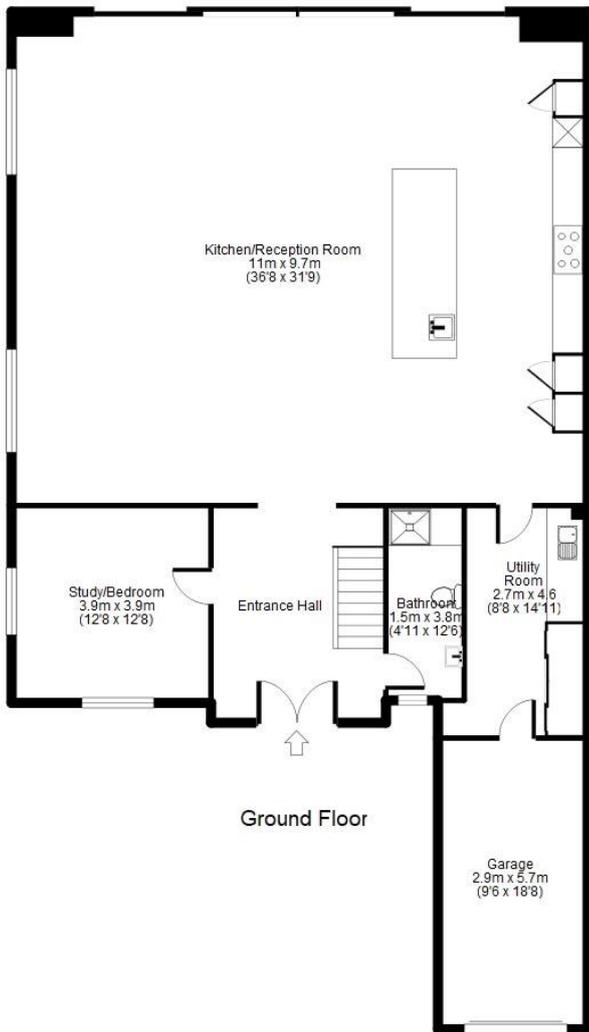


The full Energy Performance Certificate can be viewed at our office or a copy can be requested via email

Floor Plans

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

Approximate Gross Internal Floor Area 3199 sq ft / 297 sq m including garage



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. Det2686

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