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**STAFFORD DRIVE,
BROXBOURNE, HERTFORDSHIRE, EN10 7JT.**



This charming, three double bedroom, semi detached family home, provides spacious, light and airy accommodation, with a good size rear garden bordering the New River, and provides the incoming purchaser with the potential to extend, subject of course to the necessary approvals.

Broxbourne British Rail Station is but a short walk and provides the commuter with fast and frequent access to London's Liverpool Street and Stanstead airport, whilst local shops and a wealth of sporting and leisure facilities are also close to hand.

SUMMARY OF ACCOMMODATION

- *GOOD SIZE RECEPTION HALL***
- *CLOAKROOM***
- *COMPREHENSIVELY FITTED KITCHEN WITH APPLIANCES***
- *GOOD SIZE DINING ROOM***
- *SPACIOUS SITTING ROOM***
- *THREE DOUBLE BEDROOMS***
- *GOOD SIZE FAMILY BATHROOM***
- *GAS FIRED CENTRAL HEATING***
- *DRIVEWAY PROVIDING OFF STREET PARKING FOR SEVERAL VEHICLES***
- *DETACHED GARAGE AND CARPORT***
- *GOOD SIZE REAR GARDENS BORDERING THE NEW RIVER***

An arched recessed entrance with panelled door, matching side window and adjacent courtesy light affords access to:



GOOD SIZE RECEPTION HALL 11'2 x 7'7 Turning staircase to first floor with timber hand rail, decorative iron balustrading and storage cupboard below housing the gas and electric meters and fuse board. Obscure glazed port window to side, coved ceiling, wall mounted central heating thermostat, dado rail, radiator and solid beech flooring. Sliding pocket doors to kitchen and dining room and panelled doors to sitting room and:

CLOAKROOM Tiled in decorative ceramics with suite comprising; wash hand basin and low flush w.c. Obscure glazed window to side, wall light point and radiator.

COMPREHENSIVELY FITTED KITCHEN 8'10 x 8'6 Fitted with a range limed oak wall and base units incorporating glazed display cabinets and open fronted corner units with ample illuminated tiled working surfaces and matching splashbacks. One and a quarter bowl sink drainer unit with mixer tap. Range of appliances to include washing machine, fridge, freezer and electric fan assisted oven and grill with four ring electric hob and illuminated extractor canopy above. Dual aspect with obscure glazed window to side and multi pane glazed window to rear enjoying views over the garden and river beyond. Coved ceiling, high level storage units, thermostatically controlled double radiator and ceramic tiled flooring. Multi pane glazed door to carport.



DINING ROOM 12'6 x 11'11 Double glazed sliding patio door to rear. Wall mounted Worcester gas fired central heating boiler. Picture rail, mahogany wood flooring, TV and telephone point. Multi pane glazed pocket doors to:

SITTING ROOM 15'9 x 12'10 Secondary glazed window to front with double radiator below. Feature exposed brick open fireplace with decorative timber surround and mantel on stone hearth. Picture rail, mahogany flooring, TV and telephone points. Return panelled door to reception hall.



FIRST FLOOR

LANDING 11'2 x 7'7 Obscure secondary glazed window to side, picture rail and mahogany flooring. Access via retractable ladder to loft and panelled doors to bedrooms and bathroom.



BEDROOM ONE 13'8 x 10' Secondary glazed window to front with radiator below. Range of fitted wardrobe cupboards with high level storage providing recess for double bed. Picture rail, wall light point, TV and telephone points.

BEDROOM TWO 12'6 x 10'2 Secondary glazed window to rear enjoying view over the garden and river beyond with radiator below. Range of fitted wardrobe cupboards with high level storage. Picture rail.



BEDROOM THREE 10' x 8'9 Multi pane secondary glazed window to front with radiator below. Built-in wardrobe cupboard with high level storage above. Picture rail and telephone point.

GOOD SIZE FAMILY BATHROOM 8'11 x 8'8 Partly tiled in decorative ceramics with suite comprising; wash hand basin inset into surface with cupboard below, low flush w.c. and oval panelled bath with independent thermostatically controlled shower, drencher unit and decorative glazed screen. Dual aspect with obscure secondary glazed windows to side and rear, coved ceiling, high level heater, heated towel rail, double radiator and airing cupboard housing the hot water cylinder with fitted immersion heater and slated shelving.



EXTERIOR

The property is approached via double wrought iron gates which afford vehicular and pedestrian access onto a long driveway providing off street parking for several vehicles and leads to the carport and detached garage. The front garden is principally lawn to lawn and bordered by flowering shrub beds, hedgerows and low level brick walls with decorative railings.

CARPORT 17'7 x 9'8 With translucent roof. Access to:

DETACHED GARAGE 16'2 x 9'10 With up and over door and power and light connected. Window to side.

A fine feature of this charming property is the good sized rear garden, which is principally laid to lawn, enclosed by panel fencing and borders the New River. Directly behind the property is a crazy paved sun terrace whilst an abundance of well stocked flowering shrub beds provide a variety of colour and interest throughout the seasons. To the rear is a seating area with arbour supporting roses, there is a timber garden shed with power and light connected, which will be remaining, and external water and light connections.



COUNCIL TAX BAND. E

PRICE: £695,000. FREEHOLD

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

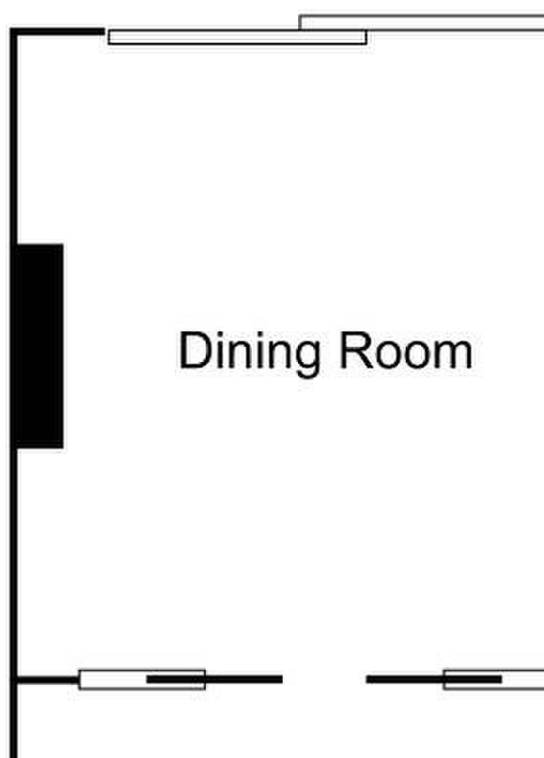
WWW.EPC4U.COM

Energy Performance Graph

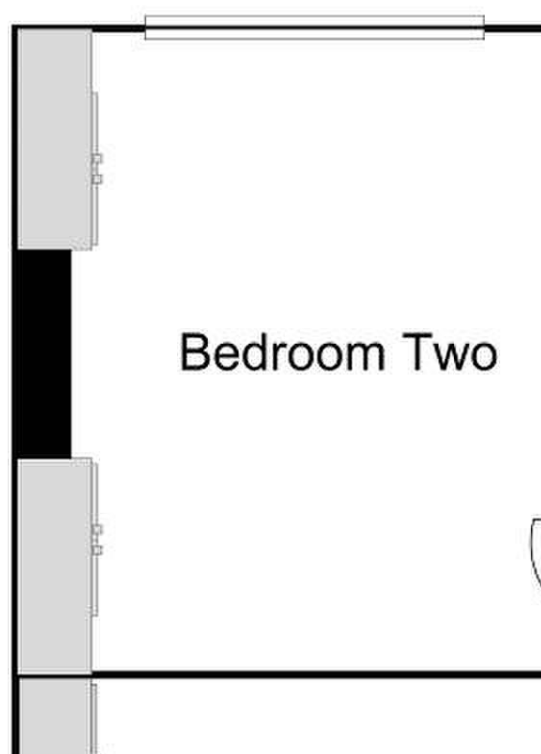
The full Energy Performance Certificate can be viewed at our office or a copy can be requested via email

Floor Plan

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



Ground Floor Plan



First Floor Plan

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. Det2376

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