

**"BADGERS", MIDDLE STREET,  
NAZEING, ESSEX, EN9 2LB**

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

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*Enjoying an elevated position this handsome and elegant residence must be viewed internally to fully appreciate the truly outstanding bright and surprisingly spacious accommodation that "Badgers" has to offer. Built in 1937 the property has been the subject of huge improvements over the years and has still managed to retain many fine features of the period, with thoughtfully planned additions spanning over three levels to provide great versatility in the arrangement of the accommodation, reflecting modern day living.*

*The location is ideal with the stunning Lea Valley Nature Reserve literally on the doorstep, just a short stroll away is the busy high street shopping parade in the heart of the village, which caters for daily requirements. Highly regarded schools and good transport links by both road and rail are easily accessible. Nazeing can boast it has its own golf course.*

*Note of interest: Formerly the home of inventor Ronald Hickman, designer of the Lotus Elan car together with the Black and Decker Workmate.*

*For those purchasers seeking an outstanding family home, in a sought-after location, occupying generous sized and secluded wrap around gardens an early viewing is recommended*

**SUMMARY OF ACCOMMODATION**

**\*BRIGHT AND AIRY RECEPTION HALL\*  
\*SITTING ROOM WITH FEATURE FIREPLACE\*  
\*OPEN PLAN DINING ROOM\***

**SUMMARY OF ACCOMMODATION CONTINUED**

*\*CONSERVATORY ROOM FLOODED WITH NATURAL DAYLIGHT\**

*\*COUNTRY STYLE KITCHEN/BREAKFAST ROOM\**

*\*SEPARATE LAUNDRY ROOM\**

*\*MORNING ROOM/STUDY AREA ADJACENT TO KITCHEN\**

*\*GAMES/MEDIA ROOM WITH BAR AND FULL-SIZE SNOOKER TABLE\**

*\*CLOAKROOM\* \*STOREROOM LEADING TO THE DOUBLE GARAGE\**

*\*TWO STAIRCASES FROM THE GROUND FLOOR\**

*\*SUPER SIZE DUAL ASPECT RECEPTION ROOM COULD BE A PRINCIPAL SUITE WITH DIRECT ACCESS ONTO A SPACIOUS ROOF TOP TERRACE\**

*\*TWO FURTHER BEDROOM SUITES\**

*\*DOUBLE BEDROOM\**

*\*FAMILY BATHROOM\**

*\*SECOND FLOOR WITH TWO ADDITIONAL BEDROOMS AND EN-SUITE CLOAKROOM, ONE ROOM COULD BE A SITTING ROOM OFFERING AN ENTIRE FLOOR TO A LUCKY TEENAGER OR GUEST SUITE\**

*\*GAS CENTRAL HEATING/UNDERFLOOR HEATING AND DOUBLE GLAZING\**

*\*WIDE BLOCK PAVED FRONTAGE ALLOWING AMPLE PARKING FOR NUMEROUS VEHICLES\**

*\*DOUBLE GARAGE WITH ADDITIONAL STORAGE\**

*\*WIDE SIDE TERRACE OFFERING FURTHER POTENTIAL TO EXTEND\**

*\*LARGE REAR GARDEN LANDSCAPED AND WELL SECLUDED WITH VARIOUS TERRACES SEATING AREAS AND SHINGLE GARDENS\**

*\*EXCEPTIONALLY LARGE ROOF TOP TERRACE\**

*\*EXTERNAL LIGHTING\**

*Courtesy lighting, wide contemporary wood grain effect entrance door with opaque glazed panels either side affording access to:*

**BRIGHT AND SPACIOUS RECEPTION HALL** Window with side aspect views. Turning staircase with ornate balustrade leading to the first-floor landing with large under stairs storage cupboard providing an ideal coat hanging space and shoe storage with light connected. Ornate coved ceiling with spotlighting and wood effect flooring, radiator. Panelled doors lead to the morning room with further doors leading into the:



**STUNNING SITTINGROOM** 14'11 x 14' Square bay overlooking the front garden with radiator below. Feature Portland stone fireplace with slate hearth and gas coal effect fire raised on a soft red brick plinth. Ornate detail to the ceiling coving, wall light points, wood effect flooring open plan to the:





**DINING ROOM** 16'1 12'10 Bespoke light oak multi paned side lights flank French doors leading to the conservatory. Wood effect flooring, ornate detail to ceiling coving, two radiators and arch way opening to the inner hallway.



**CONSERVATORY** 24'1 x 11'6 With panoramic views over the landscaped rear gardens. Large bay window with double doors leading out onto the sun terrace with further bespoke oak doors and matching side panes lead seamlessly into the games room. Panelled door to inner hall. Wood effect flooring and ceiling fan lighting, radiator and panelled door leading to the:



**KITCHEN/BREAKFAST ROOM** 17' x 11'10 Window with views over the rear garden and part glazed door leading to the side terrace. Tiled in quality wall and floor ceramics to complement a country style stone painted fitted kitchen with wooden illuminated working surfaces over incorporating a white twin bowl enamel single drainer sink unit with chrome mixer tap and cupboards below. Range cooker with extractor hood above and space for large fridge freezer. Central island with wicker vegetable drawers and additional cupboard units and drawers either side, topped off with a high gloss granite working surface. Skirting blow heater and Warmup controls for the under-floor heating. The ceilings are coved and there is spotlighting. Wide opening leading to the:



**MORNING ROOM/STUDY** 9'11 x 10'4 plus 8' x 7'1 (this room could easily form part of the kitchen/breakfast room). Flooded with natural daylight from skylights above and window to side, wood effect flooring, coved ceilings and radiator. Two wall light points and spotlighting. Return door to reception hall and further door leading to the:

**SEPARATE LAUNDRY ROOM** 8'7 x 7'1 Opaque window to side, partly tiled in high gloss wall ceramics with slate effect floor tiles. Fitted with a range of units to match the kitchen cupboards with ample wood effect working surfaces over incorporating one and half bowl stainless steel single drainer sink unit with mixer tap and cupboard below. Laundry hanging rail with radiator below. Under counter tumble dryer and freezer. Additional shelving, ideal for laundry storage.

**INNER HALL** Second staircase leading to the first-floor directly into the secondary reception room/principal bedroom. Pannelled doors to family room, games room, cloakroom and further door to:

**BOILER/STORAGE ROOM** 16'x 6'2 Window to side and door leading into the double garage. Two wall mounted gas central heating boilers. Radiator with casement cover. Cloaks hanging space, brackets for suspended storage.

**CLOAKROOM** Circular leaded light window to side. Coved ceiling and spotlighting, fitted with a suite comprising: oval sink unit with mixer tap marble surround, wide wall mounted mirror above and double wooden doors to storage cupboard below, low flush w.c.

**GAMES ROOM** 20'1 x 19'3 (this room could easily be adapted to a cinema/media room) Dual aspect with two windows to one side and access via double doors to the conservatory, high level internal circular window. Bespoke built in bar with wooden top, wine fridge and glass storage shelving. Three wall units incorporating additional wine bottle storage. The main feature of the room is the Burroughes and Watts full sized snooker table which will be remaining. The flooring is natural wood, there are wall lights and spotlighting. Coving and radiators.



**BRIGHT FIRST FLOOR LANDING** Large window to side flooding the landing with natural daylight. Coved ceilings, spotlighting and radiator. Staircase leading to the second-floor landing with double doors to storage cupboard below with light and power connected, wooden flooring and slated shelving, ideal for linen storage. Panelled doors leading to bedroom and bathroom with further door to:



**PRINCIPAL SUITE** 15'3 x 14.11 Square bay window to front with radiator below, spotlighting and coved ceilings. Fitted bespoke wardrobes on two walls with shelving and nightstands either side of the central bed recess. Media connections and door leading to the:



**EN-SUITE SHOWER ROOM** 12' x 9'11 Opaque glazed window to front and partly tiled in quality wall ceramics to complement a suite comprising contemporary style circular twin wash hand basins with mixer taps and wooden frame support, with twin mirrors above. Bidet and low flush w.c. Double walk in shower with sliding door fitted with chrome shower and rainforest drencher, wall mounted chrome shower control panel. Two chrome shelves and built in unit with pull out storage drawer to one side. Vertical radiator, wood effect flooring, spotlighting and coved ceiling.



**DUAL ASPECT SECOND BEDROOM SUITE** 12' x 10'9 Window with views over the stunning rear garden, further window to side in dressing room with radiators below. Floating shelves to one wall and matching base unit in the dressing room. Door leading to the:

**EN-SUITE SHOWER ROOM** 6'3 x 5'3 Window with opaque glass to rear. Partly tiled with mosaic tiled border. Fitted suite comprising pedestal wash hand basin with tiled splash back and glass shelf above, low flush w.c. Glass walled, walk in tiled shower unit with chrome shower unit. Heated towel rail, wood flooring and coved ceiling.



**FIFTH BEDROOM** 12'10 x 7'9 Window with rear garden aspect, radiator below. Coved ceiling with original ceiling feature.

**FAMILY BATHROOM** 10'7 x 9'6 Window to side and tiled in quality high gloss wall ceramics. Fitted with a Heritage suite comprising: Jacuzzi jet bath with tiled surround, pedestal wash hand basin with hot and cold taps, low flush w.c., wood flooring, spotlighting and radiator. Walk in double shower unit with rainforest shower head and chrome shower controls.



**DUAL ASPECT MULTI FUNCTION ROOM** 23'8 x 19'1 There are a variety of options available for this room with additional staircase from the ground floor. Dual aspect with sliding patio doors leading out onto a large roof top terrace with stunning views and steps leading down to the rear garden, there are a further two windows both with a front aspect. Wooden flooring, spotlighting and feature wall mounted fire.



**SECOND FLOOR LANDING** Spotlighting and coved ceiling. Glass block wall. Glazed panel door to guest suite and further door to:

**PART BOARDED ATTIC STORAGE ROOM** 8' x 5'5 Partly boarded with light connected

**THIRD BEDROOM** 19'1 x 9 (Ideal retreat area, divided into two rooms with en-suite cloakroom). Window with views over the front garden. Fitted wardrobes to one wall. Air conditioning unit, wood effect flooring and opening to the:



**SITTING ROOM/FOURTH BEDROOM** 13'10 x 9'1 With window overlooking the rear garden, wood effect flooring, media points radiator and panelled door to:

**EN-SUITE CLOAKROOM** Velux skylight window, suite comprising wash hand basin with tubular steel support design, mixer tap, wall mounted shelving, spotlighting and wood effect flooring.





## EXTERIOR

*Large sweeping well stocked brick retaining borders are found either side of brick-built piers with carriage lighting forming an impressive entrance and providing a good first impression on arrival to the property. The driveway is designed with maximum parking potential in mind, laid with permeable block paving created in a circular design pattern framed by well stocked flowering and mature shrub borders. There is access to the rear garden either side of the property, a brick-built archway and gate to one side lead to a wide paved terrace.*



**DOUBLE GARAGE** 17'6 x 16'1 With up and over door with light, power, radiator and water connections. To one side of the garage is a sink unit with mixer tap and working surface. Wood shelving to one side provides excellent storage solutions.

**ROOF TERRACE** 19'1 x 11' Decked with wooden railings and steps leading to the main garden below.



*The rear garden is a true delight and a fine feature of the property, thoughtfully landscaped and well secluded, laid mainly to lawn with wide borders well stocked with an abundance of mature trees, flowering shrubs, evergreens, perennials and productive fruit trees, all supplying colour and scents throughout the seasons. In addition to the large paved sun terrace directly behind the property there are shingled areas creating secret gardens, there are several sun terraces dispersed throughout the garden each offering a sunny aspect from where to sit and enjoy this stunning and secluded garden.*



## *REAR GARDEN*

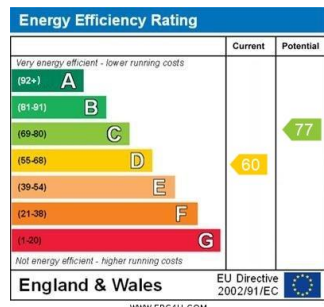




COUNCIL TAX BAND G.

**PRICE: £1,390,000.00 FREEHOLD**

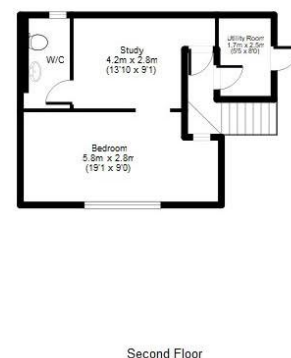
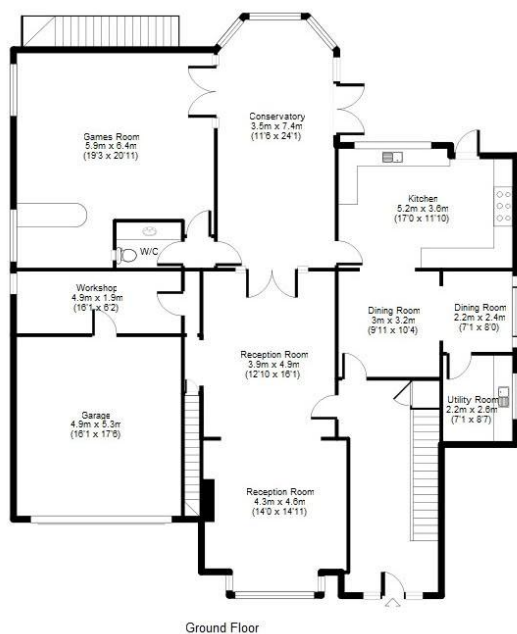
## **Energy Performance Graph**



*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*



Redress Scheme: - The Property Ombudsman - [www.tpos.co.uk](http://www.tpos.co.uk)



**VIEWING:** By appointment with Owners 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. Det2707

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