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

**WOODSTOCK ROAD,
BROXBOURNE, HERTFORDSHIRE, EN10 7NT.**

High Specification Finish – Superb South Facing Rear Garden



Over the past five years this property has been the subject of complete, extensive renovation and enlargement with a great deal of thought given to the arrangement of the accommodation, finished to an exceptionally high specification, with the clever use of combining old and new materials creating a truly outstanding and beautifully presented, five-bedroom family home, to reflect modern day living.

Enjoying a superb south facing landscaped rear garden, designed with entertaining and low maintenance in mind, with several outbuildings including a home bar and covered area with a hot tub that will be remaining.

Woodstock Road is a highly regarded and greatly sought after location, within easy reach of all the amenities that Broxbourne has to offer, including schools and British Rail Station, together with surrounding open countryside and woodland, making the area attractive for families seeking a new home in a convenient and desirable setting.

Early viewing of this stunning ‘turnkey home’ is highly recommended.

SUMMARY OF ACCOMMODATION

BRIGHT AND SPACIOUS RECEPTION HALL

GROUND FLOOR SHOWER ROOM

SITTING ROOM WITH LOG BURNER

SUMMARY OF ACCOMMODATION CONTINUED

FAMILY ROOM WITH BI-FOLD DOORS TO WIDE SUN TERRACE

FITTED STUDY/OFFICE

***SUPERB SUPER ROOM- OPENPLAN WITH LARGE DINING
ROOM/KITCHEN/SEATING AREA* *SEPARATE LAUNDRY ROOM***

PRINCIPAL SUITE WITH DRESSING ROOM AND EN-SUITE BATHROOM

FOUR FURTHER BEDROOMS THREE DOUBLE ONE SINGLE

LUXURY FAMILY BATHROOM

GAS CENTRAL HEATING* *UPVC DOUBLE GLAZING* *PLANTATION SHUTTERS TO MOST ROOMS

BI-FOLD DOORS TO GARDEN

LARGE SUN TERRACE

LOW MAINTENANCE THOUGHTFULLY LANDSCAPED SOUTH FACING REAR GARDEN

OUT BUILDING INCLUDING HOME ENTERTAINING BAR ROOM AND SHEDS

HOT TUB WITH PITCHED ROOF COVER

OFF STREET PARKING FOR SEVERAL VEHICLES

Courtesy LED spotlighting, and opaque glass panelling either side of a contemporary style wide entrance door with bespoke etching glazed feature above, provides a welcoming access to:

BRIGHT AND SPACIOUS ENTRANCE HALL Feature regency style wood panelling immediately makes the room feel elegant with central pillar and porcelain wood effect flooring, double width sunken entrance mat well. Spotlighting and contemporary radiators. The staircase leading to the first-floor landing has a wooden handrail and glass panelling and includes the clever use of space with push drawer storage units below. Further understairs storage cupboard with power and light connected useful shelf storage and wood effect tiled flooring. Urban industrial style doors lead to the sitting room and study with panelled doors to kitchen, shower room and two built in cupboards both with tiled wood effect flooring, one for coats hanging storage, second door to built in storage cupboard currently ideal for second freezer storage.



SHOWER ROOM 7'5 x 5'5 Obscure glazed window to rear, tiled in quality matching wall and floor ceramics to complement a contemporary suite comprising glass walled shower with chrome rainforest drencher, wash hand basin with mixer tap and floating drawer below, low flush w.c. chrome heated towel rail and spotlighting.



GOOD SIZE STUDY 12'1 x 8'9 Window overlooking the front garden with fitted plantation shutters. Central storage cupboard flanked with matching workstation desks either side. Tiled wood effect flooring continuing from the reception hall. Feature oak immerse acoustic wood panelling to one wall television and media connections.

SITTING ROOM 15' x 11'7 Window with front aspect and fitted with plantation shutters. Feature trough ceiling lighting and stunning oak flooring laid in herringbone design. Oak immerse acoustic wood panelling finish to one wall. Old stock brick fireplace with heavy wood beam mantel, granite hearth and fitted cast iron log burner. Pair of urban industrial feature doors with matching side panels open into the:



FAMILY ROOM 12'7 x 9'3 Folding bi-fold doors lead out onto the sun terrace, feature trough ceiling lighting and stunning oak flooring continued from the sitting room laid in the same design. Bespoke media wall with space for television, cupboards either side and low-level drawers. Oak immerse acoustic wood panelling to one wall.



WOW FACTOR SUPER ROOM – OPEN PLAN DINING ROOM, KITCHEN FAMILY SEATING AREA Total Measurement of Room 27' 8 x 23'2 – Ceramic wood effect tiled flooring and spotlighting throughout the room:



DINING ROOM An exceptionally wide room ideal for large family gatherings. Window to front with shutters, spot lighting. Feature exposed old stock brick wall two contemporary style radiators.



KITCHEN With views over the rear garden, thoughtfully planned out with a range of shaker style wall and base units with ample quartz working surfaces over incorporating a white enamel twin sink unit with Quooker boil water mixer tap and quartz grooved drainer. Appliances are by Neff and include a bank of three ovens including a microwave, plus a built in, most important wine cooler. The central island has a quartz top and extends to a breakfast bar with inset induction hob with wide stainless steel illuminated extractor hood above. The gas central heating boiler is concealed in one of the wall units.



FAMILY SEATING AREA The heart of the home with bi-folding doors leading out onto the sun terrace. Feature media wall with oak immerse acoustic panelling and central space for television with state-of-the-art horizontal strip electric log fire below. Vertical radiators and a sliding door leads to the:



LAUNDRY ROOM 8'9 x 4'5 Fitted with shaker wall and base units and quartz working surfaces over, tiled wood effect flooring and spot lighting. Plumbing for washing machine and space for tumble drier, large American style fridge freezer.

FIRST FLOOR LANDING

Access to insulated and part boarded loft with light and power connected. Door to principal suite reception, further doors to bathroom and bedroom, door to built in linen storage cupboard.



PRINCIPAL SUITE RECEPTION INNER HALL LANDING Door leading to the bathroom and further door to



PRINCIPAL BEDROOM 15'7 x 11'7 Front aspect with plantation shutters. Feature painted shaker style panelling to one wall. radiator and panelling to one wall. Spot lighting and door leading to:

DRESSING ROOM 11'7 x 8'7 Window overlooking the rear garden with shutters and radiator below, spotighting. Fitted wardrobes, drawer and shelving door to:



EN-SUITE BATHROOM 11'2 x 5'5 Window to rear. Tiled in quality wall and floor ceramics to complement a white suite comprising metro tiled shower area panelled bath with mixer tap and chrome shower unit with rainforest drencher and glass shower screen. Large vanity unit with twin sinks mixer taps and storage drawers below. Low flush w.c. and radiator. Wall mounted slim cupboard and spotighting.

SECOND BEDROOM 12'4 x 11'1 Window overlooking the front garden with custom shutters. Feature shaker style panelling to one wall. Two sets of double doors to built in wardrobes. Spotighting and radiator.



THIRD BEDROOM 12'7 x 11'6 Window with font aspect and wood panelling to one wall radiator and spotighting.



FOURTH BEDROOM 12'4 x 10'11 Window with views over the rear garden complete with shutters, wood panelling to one wall, radiator and spotighting

FIFTH BEDROOM 8'1 x 5'3 Window to front with fitted shutters, radiator and built in cupboard with shelving.

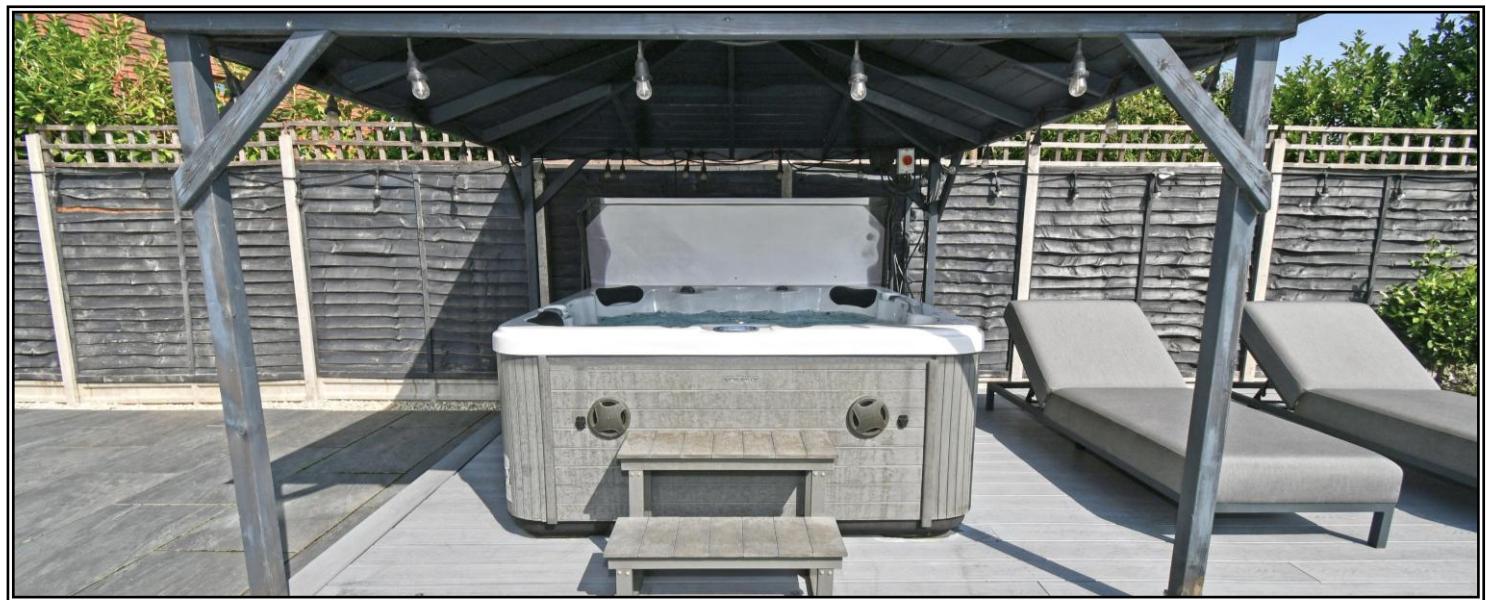
FAMILY BATHROOM 6'3 x 5'5 Obscure glazed window to rear. Tiled in matching wall and floor ceramics to complement a suite comprising a panelled bath with chrome mixer tap and shower head drencher and shelved alcove. Vanity unit with wash hand basin, mixer tap and cupboard below with marble effect top. Low flush w.c. Shaker style wood panelling, heated towel rail and spot lighting.

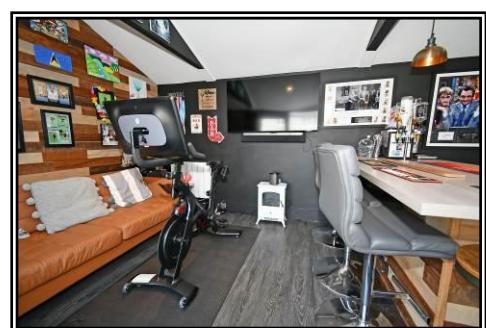


EXTERIOR

The property is approached by a wide permeable block paved driveway with contrasting border, allowing ample off-street parking for several vehicles. To one side of the property is access to the rear garden.

The south facing rear garden is stunning, thoughtfully landscaped with entertaining and low maintenance being the key factors. Panelled fencing and mature trees provide an excellent degree of seclusion. The sun terrace directly behind the property is laid with porcelain slabs and offers an ideal place for alfresco dining, (the pizza oven will be staying) a matching slab pathway with artificial grass either side leads you to the rear of the garden where there is a home bar retreat with, heat and electricity allowing the room to be used all year round with purpose-built bar, plumbing water supply and sink together with cooling fridge facilities. Adjacent are two sheds with light and power connections, one is ideal for cycle storage and the other for garden equipment and tools. To one side of the garden there is a raised fire pit and seating area while the other corner offers a shady spot for the above ground fishpond. The large decking area offers an ideal spot for sun worshipers and a covered pavilion offers protection from the sun for the hot top which will be remaining.

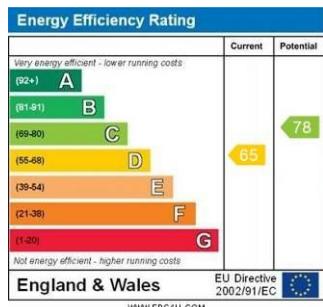




COUNCIL TAX BAND G.

PRICE: £1,295,000. FREEHOLD

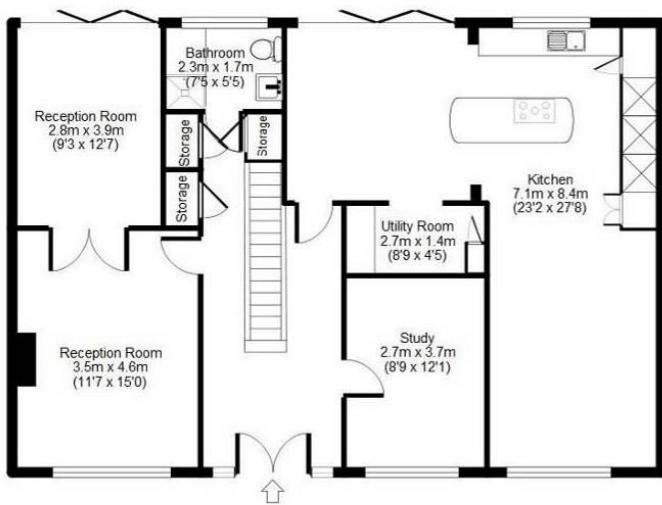
Energy Performance Graph



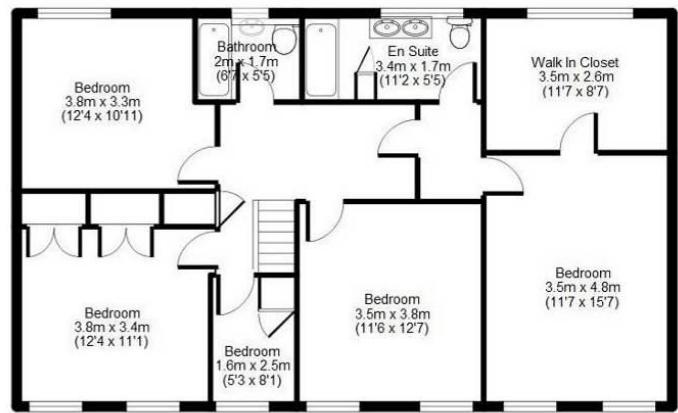
The full Energy Performance Certificate can be viewed at our office, or a copy can be requested via email

Floor Plans

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



Ground Floor



First Floor

Redress Scheme: - The Property Ombudsman - 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. Det2712

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