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**PULHAM AVENUE,
BROXBOURNE, HERTFORDSHIRE, EN10 7TA.**



Enjoying a prominent position spanning a wide corner plot this four/five-bedroom property over recent years has been the subject of great improvement and enlargement, yet still offers the potential for the incoming purchaser to further extend, subject of course to the necessary planning consents. The current ground floor footprint offers great flexibility, offering a variety of options within the layout and could easily be adapted to accommodate an elderly or dependent relative.

Offering the best of both worlds, Pulham Avenue is surrounded by mature woodlands and countryside, yet is still within short walking distance of the busy Broxbourne High Road, offering all the amenities you would expect from a thriving town. Transport links by road and rail are easily accessible and highly regarded schools and colleges are within the catchment area.

For those purchasers seeking a substantial property, situated proudly on a sought-after development, an internal viewing of this outstanding family home is advised.

SUMMARY OF ACCOMMODATION

WELCOMING RECEPTION HALL

CLOAKROOM

DUAL ASPECT SITTING ROOM

SUMMARY OF ACCOMMODATION

- *SEPARATE DINING ROOM OVERLOOKING THE REAR GARDEN**
- *TRIPLE ASPECT KITCHEN/BREAKFAST ROOM**
- *FAMILY ROOM/POTENTIAL FIFTH BEDROOM**
- *DUAL ASPECT STUDY**
- *PRINCIPAL BEDROOM WITH EN-SUITE SHOWER ROOM**
- *THREE FURTHER BEDROOMS**
- *FAMILY BATHROOM**
- *DOUBLE GLAZEING**
- *HIVE CONTROL GAS CENTRAL HEATING**
- *SOUTH FACING REAR GARDEN**
- *GARAGE AND DRIVEWAY**
- *AMPLE OFF STREET VEHICLE PARKING**
- *GOOD SIZED FRONT GARDEN**

Covered entrance porch with courtesy lighting and York stone step. Composite wood grain effect panelled entrance door with Carolina glazed fan light leads into the:

WELCOMING RECEPTION HALL *Large square room flooded with natural light from windows on the landing, with turning staircase, wooden handrail and balustrade leading to the first floor and deep understairs storage cupboard. Engineered oak flooring. Encased radiator and coved ceiling, wall mounted Hive central heating controls. Double doors lead to a large built-in cupboard with cloaks hanging rail and storage shelf above. The ceilings are coved and multi paned French doors lead to the dining room, panelled doors to the sitting room, kitchen breakfast room study and further door to:*

CLOAKROOM *Obscure glazed window to front. Partly tiled in quality wall ceramics to complement suite comprising wash hand basin with mixer tap and floating drawer unit below, low flush w.c. and chrome heated towel rail. Engineered oak flooring.*



DUAL ASPECT STUDY *8'10 x 6'7 Windows to front and side, the ceilings are coved and the flooring is engineered oak.*

SITTING ROOM *20' x 10'8 Dual aspect with bay window overlooking the front garden and radiator below, wide French doors lead out onto the sun terrace and the floor is laid in engineered oak.*



DINING ROOM 10' x 9'4 Rear garden aspect with radiator below the ceilings are coved and there is engineered oak flooring.



TRIPLE ASPECT KITCHEN/BREAKFAST ROOM 17'3 x 16'5 Windows with views over both the front and rear gardens plus additional glazed door leading to the terrace. Fitted with a range of quality oak wall and base units with ample granite illuminated working surfaces over incorporating a stainless steel one and half bowl sink unit with grooved granite drainer mixer tap and cupboard below. Fitted Lamon range with three ovens and five ring gas burners, contemporary style stainless steel and glass extract hood above and glazed display cabinets either side with glass shelving and lighting. The dishwasher is integrated and there is plumbing for washing machine and space for tumble drier and large American style fridge/freezer. The breakfast bar has cupboard units below and a black granite top to match the existing working surfaces with high rise seating. Radiator, coved ceilings and media points. To complement the kitchen further the floor tiles are in polished porcelain and there is spotlighting. A part glazed door leads to the:



FAMILY ROOM 17'10 x 17'3 Window with front aspect and radiator below, coved ceiling, media points. Door leading into the garage.



BRIGHT FIRST FLOOR LANDING Windows overlooking the front garden, access to the insulated and partly boarded loft with light and power connections. Coved ceiling and panelled doors to the built in airing cupboard with shelving above, panelled doors to bedrooms and bathroom with a further door leading to the:

PRINCIPAL SUITE 12'6 x 12'3 Window overlooking the rear garden. Fitted wardrobes with part mirrored doors to one wall. Radiator and coved ceiling. Door leading to the:



EN-SUITE SHOWER ROOM Windows to front and side, with suite comprising: double walk in shower unit with drencher shower and glass walls. Wide contemporary style wash hand basin with mosaic tiled splash back, mixer tap and drawer units below, low flush w.c. Spot lighting and porcelain tiled flooring. Matt finished vertical ladder heated towel rail.

SECOND BEDROOM 11'5 x 9'5 Window to rear with radiator below, fitted double wardrobe and adjacent shelving, coved ceiling.



THIRD BEDROOM 9'3 x 8'1 Window to front with radiator below, built in single wardrobe, corner shelving, media connection points and coved ceiling.



FOURTH BEDROOM 9'5 x 6'7 Currently used as a dressing room, with window overlooking the rear garden and radiator below. Fitted wardrobes along one wall. Wood effect flooring and coved ceilings.

FAMILY BATHROOM 17'10 x 17'3 Window to front. Partly tiled in quality wall and floor ceramics with feature tile panelling to complement a contemporary suite comprising panelled bath with wall mounted chrome control unit, shower and glass shower screen. Vanity unit with inset sink and mixer tap with cupboard and drawers below, low flush w.c. chrome ladder heated towel rail, and spotlighting.

EXTERIOR

The front of the property is partly block paved allowing ample parking for several vehicles and leads to the attached garage, whilst to the other side of the frontage is a large lawned area.

ATTACHED GARAGE 18'2 x 17'8 Providing a variety of options for alternative use. With up and over door and light and power connected. Cupboard housing the recently installed Worcester gas fired central heating boiler. Door to family room and access to a boarded loft, which also goes over the family room, with light and power connected.

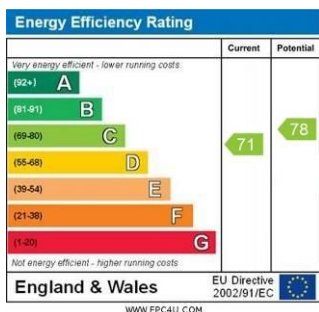
The rear garden is principally laid to lawn with panelled fencing providing seclusion. The borders are wide and well stocked with mature shrubs and flowering plants. There is currently a chicken coop in the garden. Directly behind the property is a wide sun terrace offering a southerly aspect from where to sit and enjoy the garden. Pedestrian access is available to one side of the property, while the other side accommodates a useful storage shed. There is an external water connection and at night the gardens are enhanced by lighting.



COUNCIL TAX BAND G.

PRICE: £870,000. FREEHOLD

Energy Performance Graph



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

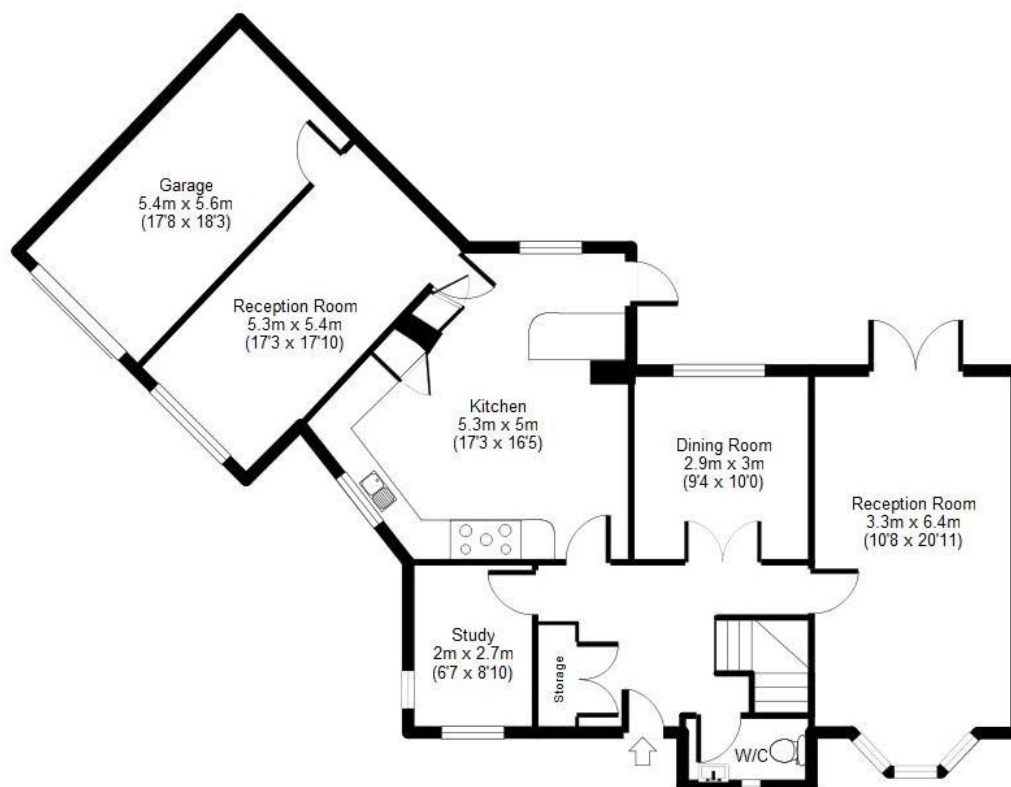
Redress Scheme: - The Property Ombudsman - www.tpos.co.uk



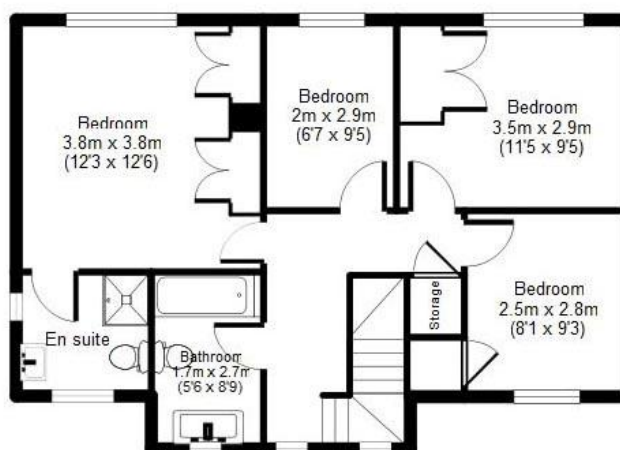
VIEWING: By appointment with Owners Agents -
please contact: JEAN HENNIGHAN PROPERTIES - telephone 01992 445055

Floor Plans

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



Ground Floor



First Floor

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. Det2715

Visit us or email us at:

www.jeanhennighanproperties.co.uk

enquiries@jeanhennighanproperties.co.uk

