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**THE RED HOUSE, HIGH ROAD,
BROXBOURNE, HERTFORDSHIRE, EN10 7BB.**



The Red House is a Heritage Category Listed Grade II building dating back to the early 18th Century and is set in a premier conservation area. In later years the property has been sympathetically converted to create a selection of unique luxury apartments.

This is one of the largest and most elegant homes in the development, set in the heart of the original building and is full of character and charm boasting high ceilings, large sash windows and exposed timbers.

An iconic building along the High Road the property is in an ideal location to reach the Broxbourne shops that cater for daily requirements, whilst neighbouring towns of Cheshunt and Hoddesdon provide a more comprehensive range of facilities. Both road and rail networks are easily accessible. The Red House is also within the catchment for the highly regarded schools in the area.

For those purchasers seeking a truly outstanding home we would strongly advise an early viewing.

SUMMARY OF ACCOMMODATION

- *SPACIOUS COMMUNAL ENTRANCE HALL WITH
ORIGINAL OAK STAIRCASE**
- *RECEPTION HALL WITH HIGH CEILINGS**
- *KITCHEN/BREAKFAST ROOM**
- *ELEGANT SITTING ROOM**
- *DINING ROOM/REINSTATE THIRD BEDROOM**

SUMMARY OF ACCOMMODATION CONTINUED

****PRINCIPAL SUITE WITH LARGE EN-SUITE SHOWER ROOM****

****SECOND DOUBLE BEDROOM****

****FAMILY BATHROOM****

****WEALTH OF EXPOSED TIMBERS AND ORIGINAL FEATURES****

****GAS CENTRAL HEATING****

****COMMUNAL GROUNDS SET IN A CONSERVATION AREA****

****GATED PARKING WITH TWO ALLOCATED PARKING SPACES AND VISITORS PARKING****

Part panelled and part multi pane glazed door with courtesy lighting and entry phone system affording access to:

COMMUNAL ENTRANCE HALL Shared with just one apartment. Multi paned sash window overlooking grounds. Coved ceiling, half Doric column decorative mouldings to one wall. Large walk in cupboard with high level sash window housing the gas and electricity meters plus storage facilities. Wide turning staircase with oak handrail leading to the lower level ground floor, further staircase leading to a spacious entrance landing. Panelled door with brass furniture affords access to the:

RECEPTION HALL 14'3 x 8'3 (maximum) Bright and spacious. Turning staircase leading to the first floor with timber balustrade and handrail. Large storage cupboard below. Coved ceiling and large feature glazed fan light window allowing natural light. Dado rail. Radiator central heating thermostat control telephone point. Panelled doors leading to the sitting room, dining room and further door to;



KITCHEN/BREAKFAST ROOM 10'9 x 9' Large sash bay window to the front. Partly tiled and fitted with a range of wall and base units with ample granite effect working surfaces over incorporating one and half bowl enamel single drainer sink unit with mixer tap and cupboards below. Inset four ring gas hob with illuminated stainless steel extractor above and electric oven below. Space for large fridge freezer plumbing for washing machine and fitted dishwasher. Built in larder cupboard with fitted shelving and vegetable racks. Valliant wall mounted central heating boiler, single radiator. Recess spot lighting and stone tiled flooring.

OPEN PLAN SITTING ROOM AND DINING ROOM 30'9 x 14'3 (overall) Flowing from one room to the other.

Sitting Room 18'11 x 13'9 (max) Original sash window to front with seat below. Feature elegant Adam style fireplace with granite surround and matching hearth. Two double radiators, coved ceiling and two ceiling roses. Dimmer lighting control, media points. Large square archway to;

Dining Room 14'3 x 11'11 Twin multi paned windows to side. Central ceiling rose, coved ceiling and dado rail. Radiator, additional media socket. Return door to main reception hall.



FIRST FLOOR

GALLERIED LANDING 15' x 8'5 Multi pane window to front, enclosed radiator below. Numerous exposed timbers, recess spot lighting and panelled doors leading to bedrooms and bathroom.



PRINCIPAL SUITE 16'10 x 12'8 Multi pane glazed windows to front with double radiator below. Two matching built-in wardrobe cupboards, additional eaves storage facilities. Numerous exposed timbers, television and telephone points. Panelled door and step leading down to:

SPACIOUS EN-SUITE SHOWER ROOM 12'8 x 10' (into recess) Obscure window to side. Partly tiled in decorative ceramics. Double walk in shower cubical with glass sides and sliding glass door fitted with power shower. Contemporary suite comprising pedestal wash hand basin and low flush w.c. Tiled recess shelving. Radiator. Built in cupboard ideal for linen and towel storage. Floor ceramics.



BEDROOM TWO 12'5 x 11'11 Multi pane glazed window to front, with double radiator below. Fitted with a range of wardrobe cupboards. Numerous exposed timbers. Recess spot lighting, two telephone points and emergency fire escape.

FAMILY BATHROOM 12'8 x 8'1 Obscure window to rear. Partly tiled in decorative ceramics, contemporary suite comprising panelled bath with mixer tap and shower attachment low flush w.c. Numerous exposed timbers, recess spot lighting. Extractor fan. Linen storage cupboard with plumbing for washing machine. Double radiator.



EXTERIOR

Electronically operated wrought iron gates afford vehicular access to the car park where there are two allocated parking facilities together with additional visitor parking.

The landscaped communal gardens wrap themselves around the property and are enclosed by mature hedgerows, old stock brick walls with wrought iron railings and illuminated cannon bollards. To one corner of the grounds is a bicycle shed and brick-built refuse storage area.

COUNCIL TAX BAND. D

PRICE: £415,000. LEASEHOLD

Service Charge: £240.00 per month

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

Coming Soon

VIEWING: By appointment with Joint 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 perspective 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. Det2566

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