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**BARNFIELD CLOSE,
HODDESDON, HERTFORDSHIRE, EN11 9EP.**



Having been thoughtfully refurbished and extended to create extremely spacious ground floor accommodation, this detached, three bedroom, family home provides excellent scope for further enlargement and occupies a very wide corner plot which needs to be viewed, to be fully appreciated.

Situated within a quiet cul-de-sac only a short walk of Hoddesdon Town Centre which offers a wide variety of shop, leisure facilities and eateries from around the globe, a choice of British Rail Station and highly regarded schools are also within easy access.

SUMMARY OF ACCOMMODATION

- *ENTRANCE LOBBY***
- *SPACIOUS RECEPTION HALL***
- *GOOD SIZE QUALITY FITTED KITCHEN***
- *LAUNDRY ROOM***
- *CLOAKROOM***
- *BREAKFAST ROOM***
- *GOOD SIZE DINING/FAMILY ROOM***
- *DELIGHTFUL SITTING ROOM WITH GAS LIVING FLAME FIRE***
- *THREE GOOD SIZE BEDROOMS***
- *FAMILY BATHROOM***
- *GAS FIRED CENTRAL HEATING***
- *DOUBLE GLAZED WINDOWS***

SUMMARY OF ACCOMMODATION CONTINUED

DRIVEWAY PROVIDING OFF STREET PARKING FACILITIES

DETACHED TANDEM GARAGE

WELL MAINTAINED WIDE CORNER PLOT

EXCELLENT POTENTIAL TO EXTEND SUBJECT TO THE NECESSARY APPROVALS

Glazed casement doors with matching side windows afford access to:

ENTRANCE LOBBY *Tiled flooring and an obscure glazed door with matching side windows to:*



SPACIOUS RECEPTION HALL *14'9 6'8 Turning staircase to first floor with deep storage cupboard below with electric light connected, housing the gas and electric meters and fuse board.*

GOOD SIZE KITCHEN *15'5 x 10'8 Comprehensively fitted with a range of quality cream, high gloss, wall and base units with granite effect working surfaces and tiled splashback incorporating stainless steel one and a quarter bowl sink drainer unit. Range of Siemens appliances to include, electric fan assisted double oven and grill, integrated dishwasher, five ring gas hob with illuminated part glazed extractor canopy above and space with plumbing for American fridge/freezer. Double glazed windows to rear, coved ceiling, slate tile effect floor covering and vertical radiator. Access to breakfast room and multi pane glazed door to:*



LAUNDRY ROOM *6'3 x 5'4 Fitted with matching cream high gloss wall unit with granite effect working surface below creating a recess with plumbing for washing machine and tumble dryer. Obscure double glazed window to side, coved ceiling, recess halogen spotlighting, wall mounted Worcester gas fired central heating boiler and radiator. Double glazed door to garden, access to loft and panelled door to:*

CLOAKROOM *7'11 x 5'1 (max) With suite comprising; low flush w.c. and contemporary square inset wash hand basin inset into tiled drawers below. Obscure double glazed window to side, mixer tap, wall mounted mirror, wood grain effect floor and radiator.*

BREAKFAST ROOM *9' x 7'10 Double glazed windows to rear, radiator and coved ceiling. Multi paned glazed casement doors to sitting room and:*



GOOD SIZE DINING/FAMILY ROOM 15'5 x 11'3 Dual aspect with double glazed casement door with matching side windows to garden and double glazed window to front. Coved ceiling, telephone point, two radiators and timber effect flooring.



DELIGHTFUL SITTING ROOM 16'6 x 11'10 Double glazed square bay window to front with radiator below. Feature sandstone fireplace fitted with gas coal effect living flame fire. Coved ceiling, TV and telephone point. Return multi pane glazed door to reception hall.



FIRST FLOOR

LANDING Obscure glazed window to side, access via retractable ladder to boarded loft and panelled doors to bedrooms and family bathroom.



GOOD SIZE PRINCIPAL BEDROOM 12'4 x 11'9 Double glazed window to front with radiator below. Coved ceiling and TV point.

BEDROOM TWO 11'8 x 10' Double glazed window to rear with radiator below. Coved ceiling, TV point and airing cupboard housing the hot water cylinder with fitted immersion heater and slatted shelving.



BEDROOM THREE 8'3 x 7' Double glazed window to front with radiator below.



FAMILY BATHROOM 8'4 x 6'11 Tiled with suite comprising; half pedestal wash hand basin with chrome mono-bloc tap, close coupled w.c. and p-shaped bath with chrome mixer tap and independent Aqualisa automatic shower and curved glazed screen. Obscure double glazed window to rear, chrome heated towel rail, radiator and mirror fronted medicine cabinet.

EXTERIOR

Approached via a long driveway, the front garden is principally crazy paved and bordered by shrubs and provides off street parking for two/three vehicles and leads to:

DETACHED TANDEM GARAGE 35'7 x 9' With up and over door and power and light connected. Range of fitted workbenches, windows and pedestrian door to garden.

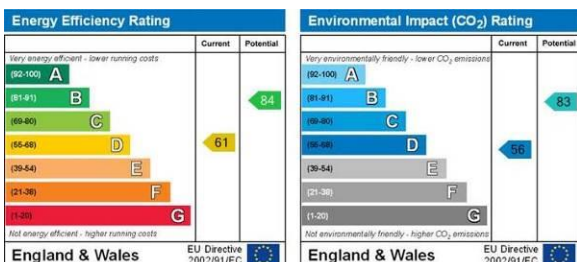
Occupying a very wide plot, the rear garden is principally laid to lawn which is bordered by panelled fencing and mature shrubs with a part paved and part raised, illuminated timber decked sun terrace being directly behind the property. Pedestrian access is afforded to one side via a timber gate, whilst concealed to the other side, is a timber garden shed. There is a hanging pot irrigation system which will be remaining and external water and light connections.



COUNCIL TAX BAND. E

PRICE: £575,000. FREEHOLD

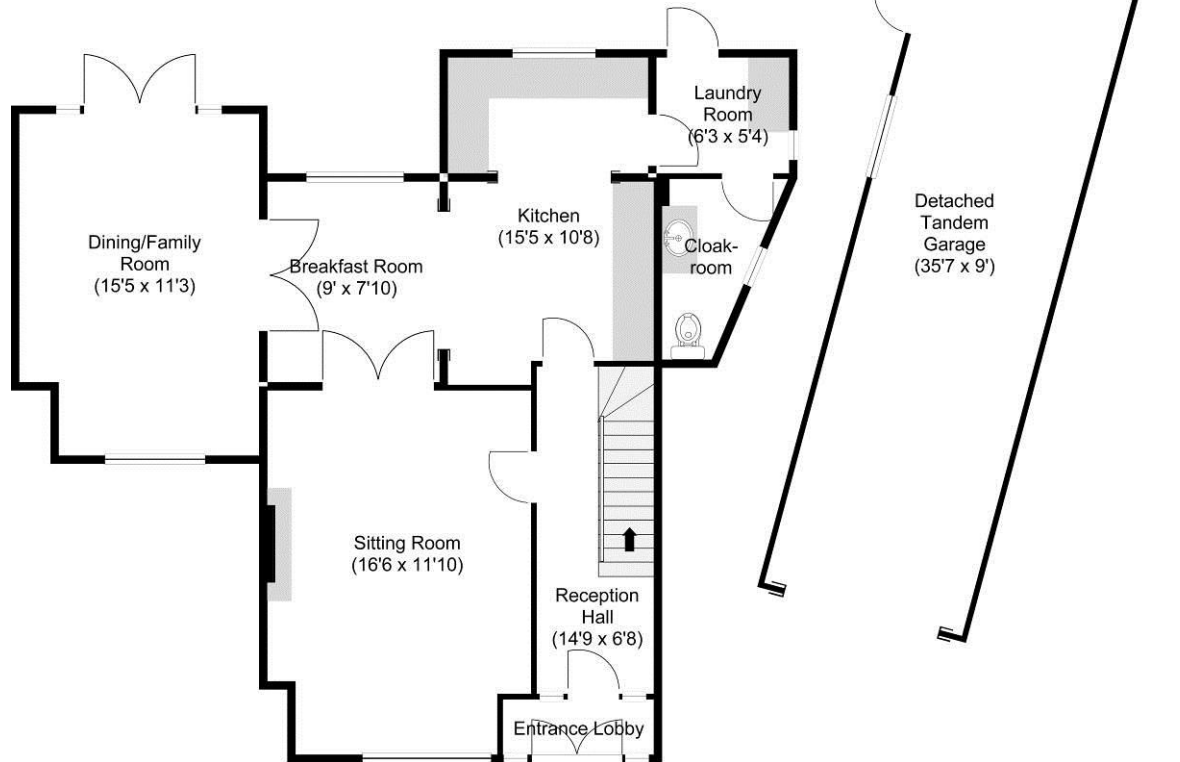
Energy Performance Graph



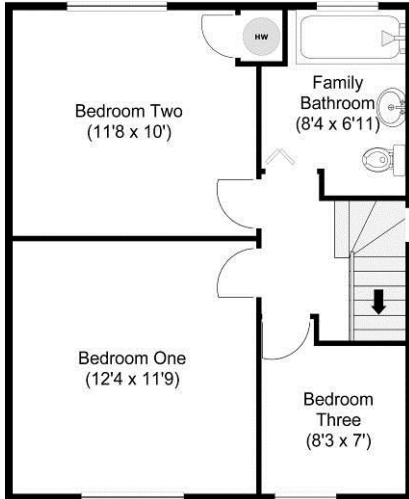
The full Energy Performance Certificate can be viewed at our office or a copy can be requested via email

Floor Plans

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



↑
Ground Floor Plan



← First Floor Plan

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 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. Det2431

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