

*Estate Agents,  
 Surveyors, Valuers,  
 & Residential  
 Lettings*

\*\*\*\*\*

*Dedicated To  
 Quality Without  
 Compromise*

\*\*\*\*\*

*For A Free  
 Valuation Without  
 Obligation Please  
 Telephone:  
 01992 445055*

\*\*\*\*\*

*60 High Road  
 Broxbourne  
 Hertfordshire  
 EN10 7NF*

\*\*\*\*\*

*Facsimile:  
 01992 443807*

**GROSVENOR ROAD,  
 BROXBOURNE, HERTFORDSHIRE, EN10 7JG.**



*Offered with no upward chain, this extended four bedroom, two bathroom, semi detached family home offers surprisingly spacious accommodation which is arranged across three floors and benefits from a south facing rear garden and large detached double garage/workshop.*

*Situated within an extremely sought after location only a short stroll of Broxbourne British Rail Station, which provides a direct link to London's Liverpool Street, a wide variety of local shops, to include a Sainsbury's local and a selection of highly regarded schools, whilst the Lea Valley Nature Reserve is also just a short walk and offers a wealth of sporting and leisure pursuits that are bound to suit all.*

#### SUMMARY OF ACCOMMODATION

- \*GOOD SIZE RECEPTION HALL\*
- \*EXTENDED KITCHEN/BREAKFAST ROOM\*
- \*GOOD SIZE SITTING/DINING ROOM\*
- \*FAMILY ROOM WITH GAS LIVING FLAME FIRE\*
- \*PRINCIPAL BEDROOM WITH EN SUITE SHOWER ROOM\*
- \*TWO FURTHER SPACIOUS DOUBLE BEDROOMS AND A GOOD SIZED FOURTH BEDROOM\*
- \*QUALITY FITTED FAMILY BATHROOM & SHOWER ROOM\*
- \*GAS FIRED CENTRAL HEATING\*
- \*REWIRED ALL BAR THE KITCHEN IN 2012\*
- \*NEW CENTRAL HEATING SYSTEM IN 2012\*
- \*INTEGRATED COMPUTER NETWORKING SYSTEM THROUGHOUT\*

## SUMMARY OF ACCOMMODATION CONTINUED

*\*DOUBLE GLAZED WINDOWS\**

*\*LAWNED FRONT GARDEN PROVIDING POTENTIAL TO CREATE OFF STREET PARKING\**

*\*SOUTH FACING REAR GARDEN APPROACHING 60' (MINIMUM)\**

*\*BRICK BUILT OUTBUILDING\**

*\*OVERSIZED DETACHED DOUBLE GARAGE/WORKSHOP WITH ADDITIONAL PARKING TO THE REAR\**

*A covered entrance with decorative canopy and quarry tiled step together with double coloured leaded light glazed doors affords access to:*



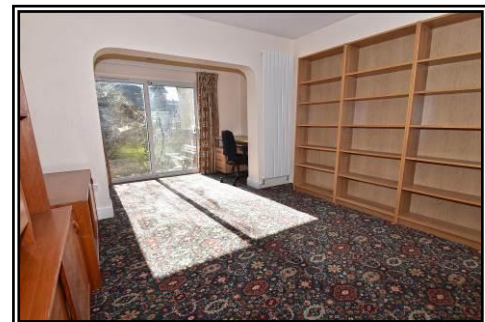
GOOD SIZE RECEPTION HALL 18'9 x 7'4' (max) Obscure double glazed windows to side and turning staircase to first floor with timber handrail and two storage cupboards below, both with electric light connected and with one housing the gas and electric meters and fuse board and the second housing the central networking system with switch. Thermostatically controlled double radiator, two telephone points and four networking points. Doors to family room, sitting/dining room, kitchen/breakfast room and:

CLOAKROOM 4'6 x 3'3 Tiled in decorative ceramics with suite comprising; wash hand basin with double cupboard below and low flush w.c. Obscure double glazed window to side, coved ceiling and thermostatically controlled radiator.

EXTENDED KITCHEN/DINING ROOM 18'7' x 9' (max) Fitted with a range of solid oak wall and base units with marble effect working surfaces and decorative tiled splash backs incorporating stainless steel sink drainer unit. Freestanding dual fuel cooker, recess with plumbing for washing machine and space for fridge/freezer. Dual aspect with obscure double glazed windows to side and rear, wall mounted Worcester gas fired central heating boiler, wall light point, thermostatically controlled double radiator and obscure double glazed door to side.



GOOD SIZE SITTING/DINING ROOM 17'7 x 11'6 (max) Double glazed sliding patio doors to garden. Two wall light points, contemporary vertical radiator and additional double radiator, ample power points, TV, telephone and two networking points. Serving hatch to kitchen/breakfast room.





**FAMILY ROOM** 15'1 x 12'3 (into bay) Double glazed bay window to front with thermostatically controlled double radiator below. Feature gas living flame fire with decorative tiled back and hearth and timber surround and mantle. TV and two networking points.



## **FIRST FLOOR**

**LANDING** Obscure double glazed window to side and turning staircase to second floor with timber handrail. Doors to bedrooms two, three, four and family bathroom.



**GOOD SIZE SECOND BEDROOM** 15'6 x 11'3 (into bay) Double glazed bay window to front with thermostatically controlled radiator below. TV, telephone and two networking points.

**THIRD DOUBLE BEDROOM** 11'11 x 11'3 Double glazed window to rear with thermostatically controlled radiator below. TV, telephone and two networking points.



**FOURTH BEDROOM** 8'1 x 7'4 Double glazed window to front with thermostatically controlled double radiator below. Ample plug sockets, TV, two telephone and two networking points.



**GOOD SIZE FAMILY BATHROOM** 8'11 x 8'1 Tiled in decorative ceramics with contemporary suite comprising; pedestal wash hand basin with chrome mono-bloc tap, close coupled w.c. and p-shaped bath with chrome mixer tap, shower attachment and curved glass screen. Dual aspect with obscure double glazed windows to side and rear, recess LED spotlighting, shaver point, illuminated mirror fronted medicine cabinet and chrome heated towel rail.

## **SECOND FLOOR**

**LANDING** Obscure double glazed window to side and doors to shower room and:

**PRINCIPAL BEDROOM** 16'9 x 12'3 (max) Dual aspect with two double glazed Velux skylight windows to front and further double glazed window to rear with thermostatically controlled double radiator below. Eave storage facilities, TV and three networking points.



**SHOWER ROOM** 7'6 x 6'9 Tiled in quality marble effect porcelain with contemporary suite comprising; pedestal wash hand basin with chrome mono-bloc tap, close coupled w.c. and walk-in double shower cubicle with thermostatically controlled power shower and glass screens. Obscure double glazed window to rear, recess LED spotlighting, extractor fan, illuminated mirror fronted medicine cabinet and chrome heated towel rail.

## **EXTERIOR**

A wrought iron gate with provides pedestrian access into the front garden which is laid to lawn with shrubs and low level brick walls.

The south facing rear garden is enclosed by a combination of panelled fencing, brick walls and mature shrubs and is principally laid to lawn with a paved sun terrace being directly behind the property. Pedestrian access is afforded to one side of the property and there are external water and lighting connections.



**BRICK BUILT OUTBUILDING** 6'5 x 5'11 (in need of some attention) Double glazed window to front and door to side. With power and light connected and fitted with wall and base units with working surface over.

**DETACHED DOUBLE GARAGE/WORKSHOP** 21'1 x 20'5 (access provided via a service road from McKenzie Road and providing a variety of options for alternative use, subject of course to the necessary approvals) With automatic up and over door and power and light connected. Two double glazed windows and double glazed pedestrian door to rear. Additional parking can be found in front to the garage.

**COUNCIL TAX BAND.** E

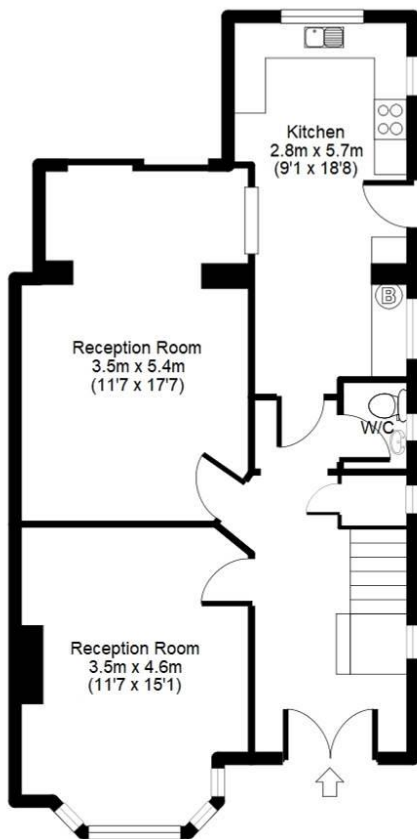
**GUIDE PRICE: £595,000. FREEHOLD**

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

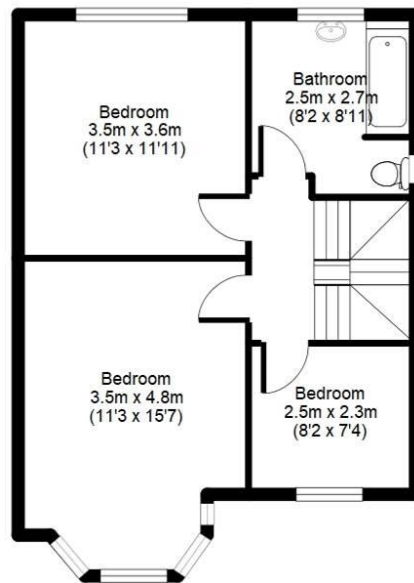


## **Floor Plans**

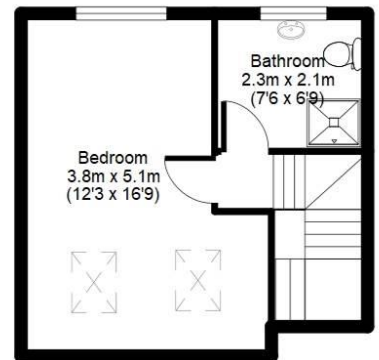
*These drawings are not to scale and should be used for observational purposes only*



Ground Floor

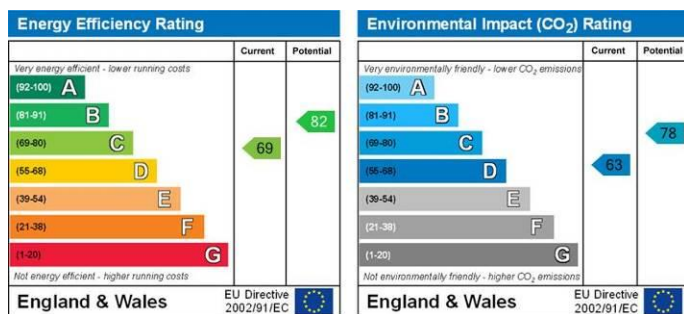


First Floor



Second Floor

## **Energy Performance Graph**



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

**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. Det2513

**Visit us or email us at:**

[www.jeanhennighanproperties.co.uk](http://www.jeanhennighanproperties.co.uk)

[enquiries@jeanhennighanproperties.co.uk](mailto:enquiries@jeanhennighanproperties.co.uk)

