

EST. 1984



Jean Hennigan Properties

INDEPENDENT TOWN AND COUNTRY AGENTS

*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*

**BENBROKE PLACE, GREAT ASHBY
STEVENAGE, HERTFORDSHIRE, SG1 6GR.**



NO UPWARD CHAIN

Enviably situated, nestling in a quiet private corner position, with direct access to the adjoining Tile Kiln Woods this elegant detached Georgian style five bedroom family home offers truly outstanding accommodation thoughtfully arranged over three levels and has been the subject of vast improvement in recent years by the current owners to include a stunning open plan 'wow' factor kitchen breakfast and family room to reflect modern day living.

Great Ashby is a most sought-after location and with Stevenage having an old and new town you can enjoy the best of both worlds. The historic old town offers a good range of shops to cater for day to day requirements while the new town offers more comprehensive facilities. Highly regarded schools for most grades are found locally. Stevenage can boast it has its own theatre and arts centre together with a popular leisure complex and not forgetting excellent transport links with a BR Station that in under half an hour serves London's Kings Cross, while the AIM and road links are all easily accessible.

For those purchasers seeking an outstanding family home in a superb private woodland location we would strongly recommend an early inspection of this fine family residence.

SUMMARY OF ACCOMMODATION

RECEPTION HALL

CLOAKROOM

SITTING ROOM

SUPERB OPEN PLAN KITCHEN/DINING/ FAMILY ROOM

PRINCIPAL BEDROOM WITH EN SUITE SHOWER ROOM

TWO FURTHER DOUBLE BEDROOMS WITH EN SUITE SHOWER ROOMS

TWO FURTHER BEDROOMS

FAMILY BATHROOM

UPVC GEORGIAN STYLE DOUBLE GLAZED SECURITY WINDOWS AND DOORS THROUGHOUT

PORCELANOSA WOOD GRAIN EFFECT FLOORING

CHROME SOCKETS AND LIGHT SWITCHES* *CO2 AND FIRE ALARMS

GAS CENTRAL HEATING* *SOUTH FACING REAR GARDEN

LARGE DETACHED DOUBLE GARAGE* *AMPLE PRIVATE PARKING

DELIGHTFUL WOODLAND SETTING

PRIVATE LOCATION

Slate chip boarders flank a sloping step that rises to a decorative glazed entrance door with Georgian style canopy and feature timber moulding surround, courtesy lighting, affords access to:

RECEPTION HALL Window to front overlooking the woodland with single radiator below. Coved ceiling. Turning staircase leading to the first-floor landing with wooden handrail and decorative newel post. Wood grain effect flooring. Large cloaks storage cupboard also housing the electric meter. Panelled doors to kitchen and sitting room further door leading to the:



CLOAKROOM 5'6 x 4'4 Contemporary suite comprising; wash hand basin with chrome mono bloc tap and double cupboard below, low flush w.c. with soft closing detachable seat and cover. Greenwood extractor and wood grain effect flooring.

SITTING ROOM 18'2 x 10' Lovely front aspect overlooking the woodland. Pair of multi paned doors leading to the family room. Feature stone fireplace with matching mantle, surround and hearth, fitted gas coal effect fire. Single radiator. Two television and one telephone connections media points. Dimmer controlled recessed spot lighting.



SUPERB OPEN PLAN KITCHEN/DINING ROOM AND FAMILY ROOM 21'8 x 18'5 (overall). Flowing from one room to another;

QUALITY FITTED KITCHEN 18'5 x 11'10 Multi pane door to garden, adjacent window with stone quartz sill. Comprehensively fitted bespoke, with a range of white high gloss wall and base units with ample white sparkle quartz stone effect working surfaces, and matching island incorporating a breakfast bar. Stainless steel sink unit with mixer tap and Brita water filter, cupboard below housing the water softener. Inset AEG induction hob with extractor hood above and extra wide storage drawers below ideal for cutlery, utensils and saucepans. Twin side by side Bosch Pyrolytic self-cleaning ovens, further integrated Bosch microwave. Integrated Bosch washing machine. Cupboard housing Suprima Potterton gas central heating boiler and Honeywell wall mounted thermostat below. Bosch integrated dishwasher. Bosch low frost fridge freezer, further storage above. Bespoke spice cupboard. Large under stairs storage cupboard. CDA wine cooler. Mood lighting with changing colour choice to illuminate the working surfaces and skirting. Woodgrain effect flooring. Recessed spot lighting. Coved ceiling. Single radiator.



DINING AND FAMILY AREA 11'3 x 8'3 Double doors with matching glazed side panels leading out onto the sun terrace. Double radiator, television point, recessed spot lighting, wood grain effect flooring. Double doors leading to the sitting room.



FIRST FLOOR

LANDING Turning staircase to the second floor with timber hand rail and ornate balustrade. Single radiator. Cupboard housing the Megaflo Systemit fit boiler with linen storage shelf above. Doors to bedrooms and bathroom further door leading to:

PRINCIPAL BEDROOM 16'3 x 10'3 Dual aspect. Feature full height bespoke headboard flanked by dimmer drop decorative lighting. Fitted built in double wardrobes to one wall. Television points. recessed lighting. Two single radiators. Door leading to:





EN-SUITE SHOWER ROOM 6'7 x 5'2 Obscure window to front. Partly tiled with suite comprising pedestal wash hand basin with chrome mono-bloc tap Mirror fronted cabinet with open storage above. Close couple w.c. Obscure sliding doors to cubical shower with thermostatically controlled Triton shower unit. Single radiator, recess spot lighting and wood grain effect flooring. Chrome towel rail. Extractor fan. Shaver socket

BEDROOM THREE 10'7 x 8'9 Rear aspect with single radiator below. Double doors to built in wardrobe. Door leading to:

EN-SUITE SHOWER ROOM 5'1 x 4'11 Obscure window to side. Partly tiled with suite comprising pedestal wash hand basin with chrome mono bloc tap. Shower cubical with sliding doors, fitted with thermostatically controlled Triton shower unit. Wood grain effect flooring and recessed spot lighting. Extractor.



BEDROOM FIVE 10'10 x 7'11 Window overlooking the rear garden. Single radiator below. Display shelving and a built-in wardrobe.

FAMILY BATHROOM 12'4 x 5'9 Obscure window to front. Part tiled with suite comprising panelled bath with chrome mono bloc tap. Pedestal wash hand basin and close couple w.c. Shower cubical with sliding doors thermostatically controlled shower unit. Extractor fan and single radiator. Recessed spot lighting and wood grain effect flooring.



SECOND FLOOR LANDING Velux sky light window with display recess below. Door to bedroom and further door to:

GUEST SUITE 16'6 x 10'4 Gabled front aspect. Television point, two single radiators and large double built in wardrobe. Door leading to:

EN-SUITE SHOWER ROOM 7'8 x 6'7 Velux sky light window. Square wash hand basin with chrome mono-bloc tap and cupboard below. Sliding door to shower cubical with thermostatically controlled shower unit. Double radiator. Recessed spot lighting, extractor fan, wood grain effect flooring.



BEDROOM FOUR 20' x 8'1 (not including recess) Dual aspect, two double radiators, telephone point. Access to the loft. Television point.



EXTERIOR

Approached via private driveway providing ample vehicle parking. Decorative slate chip borders, slab paving leading to the side pedestrian access where the gas meters and water supply can be found. Exterior lighting.

DETACHED DOUBLE GARAGE 19'2 x 8'7 x 2 With twin up and over doors, light and power connected, potential to create further storage in the roof space.

The walled rear garden enjoys a southerly aspect and is laid principally to lawn, behind the property is a paved sun terrace. The vendors have mentioned that the Tile Kiln Wood provides great nature walking trails ideal for children and after dinner Sunday walks.



COUNCIL TAX BAND. F

PRICE: £575,000. FREEHOLD

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 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. Det2551

Visit us or email us at:

www.jeanhennighanproperties.co.uk

enquiries@jeanhennighanproperties.co.uk

