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**'ST NEOTS' BUMBLES GREEN,
NAZEING, ESSEX, EN9 2SD.**

VIEWES OVER GREEN BELT COUNTRYSIDE



Enjoying unspoilt views over open farmland and green belt countryside this three bedroom detached property has been well maintained and remained in the same family for almost thirty years, yet still offers an incoming purchaser the scope to extend further the existing footprint, subject of course, to the necessary planning approvals.

Bumbles Green is a small hamlet situated on the outskirts of Nazeing village which offers a selection of amenities, to include a shopping parade, to cater for day to day requirements, well established schools and even a golf course which can be seen from the property. Neighbouring towns of Broxbourne and Harlow are within a short drive and offer more comprehensive facilities.

Early viewing of this family home is recommended.

SUMMARY OF ACCOMMODATION

- *ENTRANCE PORCH**
- *RECEPTION HALL**
- *CLOAKROOM**
- *FITTED KITCHEN**
- *SUN LOUNGE/LAUNDRY ROOM**
- *DINING ROOM**
- *SITTING ROOM WITH VIEWS OVER COUNTRYSIDE**
- *THREE BEDROOMS**
- *FAMILY BATHROOM**

SUMMARY OF ACCOMMODATION CONTINUED

GAS CENTRAL HEATING* *UPVC DOUBLE GLAZING

FRONT GARDEN/POTENTIAL ADDITIONAL PARKING

GARAGE WITH WORKSHOP

DRIVEWAY PROVIDING OFF STREET PARKING

WELL MAINTAINED REAR GARDEN WITH ELEVATED VIEWS OVER GREEN BELT COUNTRYSIDE

Panelled uPVC entrance door with decorative leaded light glass and obscure glazed panel to side affords access to the:

ENTRANCE PORCH 5'11 x 2'10 Tiled with decorative wall ceramics and quarry tiled floor. Solid oak door with glazed viewing panel and matching bespoke glazed side panels afford access to:

BRIGHT RECEPTION HALL 14'10 x 5'11 Staircase leading to the first floor with wooden hand rail. Coved ceiling, telephone point and double radiator. Panelled doors lead to the kitchen and cloakroom. Square archway leading to the sitting room and further door leads to the deep under stairs storage cupboard.

CLOAKROOM 5'3 x 2'6 Obscure window to side and partly tiled in decorative ceramics. Wood effect flooring. White suite comprising low flush w.c and wash hand basin.



KITCHEN 10 x 8'4 Rear aspect with elevated views overlooking the rear garden and countryside beyond. Tiled in quality wall ceramics to complement a fitted range of wall and base units with wood effect working surfaces over incorporating stainless steel single drainer sink unit with cupboards below. The appliances include under counter fridge with separate freezer and gas cooker with four ring gas hob. Square arch leading to the dining room and a uPVC glazed door leads to the:

SUN LOUNGE/LAUNDRY ROOM 9'2 x 7'1 Dual aspect room with part glazed door leading out onto a decked sun terrace. Currently this room is used for additional appliances including a freezer and dishwasher with wood effect working surface over. Wood cladding to one wall and double radiator.

SEPARATE DINING ROOM 9'9 x 8'10 Window with views over the rear garden. Double radiator, coved ceiling and central heating thermostat. Wide opening leading to the:



BRIGHT SITTING ROOM 15'2 x 10'9 Window with rural aspect overlooking the greenbelt countryside. Baxi back boiler concealed by a wooden feature surround. Media points. Coved ceiling.



FIRST FLOOR LANDING Window to side, coved ceiling and wooden doors to bathroom and bedrooms further door leading to the:



PRINCIPAL BEDROOM 15'1 x 10'9 Window to front with unspoilt views. Coved ceiling radiator. Built in wardrobe and fitted wardrobes to one wall.

BEDROOM TWO 12'2 x 8'10 Green belt and golf course views to the rear. Radiator. Fitted wardrobes to one wall with matching drawer unit and bedside table. Access to the insulated loft.



BEDROOM THREE 7'10 x 7'3 Farmland views to the front. Fitted wardrobes with open shelving and nightstand to one wall. Radiator. Coved ceiling and pine shelving.

FAMILY BATHROOM Obscure window to rear. Partly tiled in decorative wall ceramics with wood effect flooring. White suite comprising panelled bath, Triton shower unit with glass folding shower screen. pedestal wash hand basin and low flush w.c. Wall mounted mirror fronted cabinet. Radiator. Built in airing cupboard housing the water cylinder with linen storage shelving above.

EXTERIOR

FRONT GARDEN Offering off street parking for one vehicle with the potential to create further parking. Laid mainly to lawn with wooden fence boundary and gate.

GARAGE 16'11 x 8'2 With up and over door, light and power connected, also housing the gas and electricity meters. Part glazed wooden door leading to the:

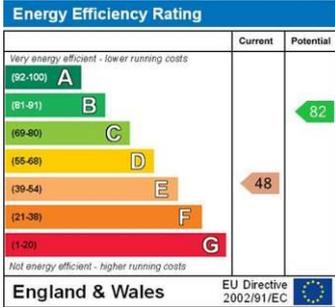
WORKSHOP 5'10 x 5'5 With light and power connected, further door to rear garden.

REAR GARDEN Laid mainly to lawn with panel fencing and wide well stocked shrub borders. Directly behind the property is a raised decked terrace offering a sunny space from where to sit and enjoy the garden. A pathway affords side access to the property via a timber wooden gate.



PRICE: £495,000 FREEHOLD

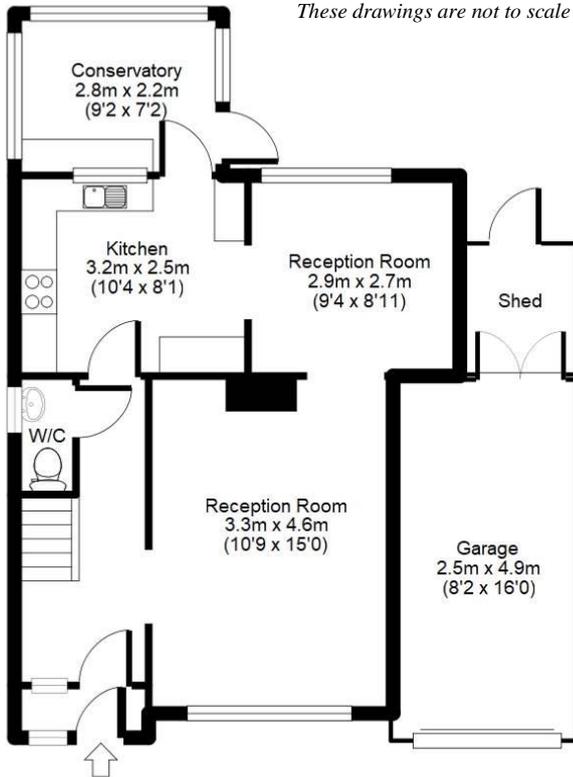
Energy Performance Graph



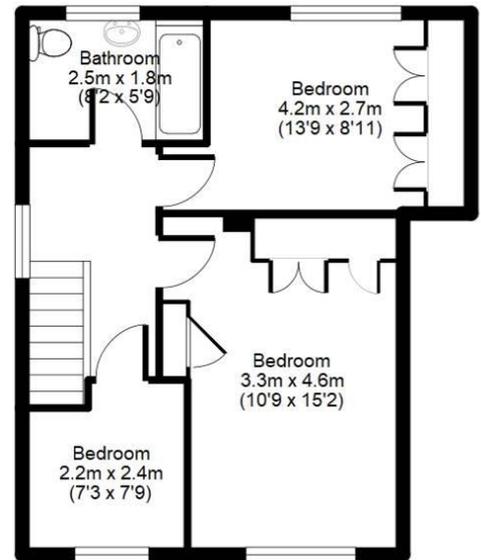
The full Energy Performance Certificate can be viewed at our office or a copy can be requested via email

Floor Plans

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



Ground Floor



First Floor

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. Det 2590

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