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**ST MICHAELS ROAD,
BROXBOURNE, HERTFORDSHIRE, EN10 7JN.**



It is a real privilege to offer this true gem of a property hidden in the heart of Broxbourne. As soon as you enter the chalet bungalow there is a great feel to this surprisingly spacious home. Many of the 1920's features have somehow been carefully retained and the current family have lived there for over thirty years.

The property offers an enormous flexibility in the arrangement of the accommodation and is almost Tardis like, providing the incoming purchaser the scope to extend or alter the footprint to suit their own requirements, subject of course to the necessary planning approvals.

The front and rear gardens are a true delight and have been the subject of great thought and planning over the years to provide a real haven.

St Michaels Road is one of Broxbourne's premier residential turnings and is highly sought after, with amenities close by including: the busy shopping parade, schools for most grades, and a choice of parklands. Transport links are good with convenient access to road networks and the British Rail Station is within walking distance, serving both London and Cambridge.

Early viewing of this home is advised in order to avoid disappointment.

SUMMARY OF ACCOMMODATION

BRIGHT AND SPACIOUS RECEPTION HALL

25' LOUNGE/DINING ROOM

DELIGHTFUL MORNING/SUNROOM

SUMMARY OF ACCOMMODATION CONTINUED

- *SITTING ROOM WITH BI-FOLD DOORS TO GARDEN*
- *BESPOKE HAND MADE KITCHEN*
- *SIDE ENTRANCE/BOOT ROOM/LAUNDRY ROOM*
- *GROUND FLOOR SHOWER ROOM*
- *SEPARATE CLOAKROOM*
- *THREE DOUBLE BEDROOMS*
- *FIRST FLOOR CLOAKROOM*
- *STORAGE ROOM WITH WINDOW ABOVE KITCHEN*
- *GAS CENTRAL HEATING*
- *ORIGINAL FRONT DOOR AND SIDE WINDOWS*
- *UPVC DOUBLE GLAZING*
- *DOUBLE GARAGE WITH HARD STANDING TO REAR*
- *GATED DRIVEWAY*
- *SECLUDED GARDENS*

Pan tiled covered entrance porch,, with courtesy carriage lighting either side of two decorative leaded light windows, that complement the part glazed entrance door with stained glass and leaded light window, both the windows and door are original to the property and afford access to:



BRIGHT RECEPTION HALL 19 x 5'10 extending to 14'6 (T Shape) Many of the 1920's feature remain in this room and include the matching dado rail and picture rail. The doors are also original and lead to the kitchen, cloakroom, shower room, sitting room, the main lounge is accessed via two doors. The staircase rises to the first floor and again is original with solid wood handrail and balustrade. Two solid wood display shelves are above each of the radiators. Wall mounted central heating thermostat. A further door leads to the deep under stairs storage cupboard which houses the gas and electricity meters, there is light connected. Shelving and coat hooks

provide additional storage.

SPACIOUS LOUNGE/DINING ROOM 25'5 x 11'5 The large leaded light bay window floods the room with light and overlooks the front garden, there is a feature stained glass decorative panel bordering the bay window above. Feature brick-built fireplace is the focus of the room with York stone hearth, solid wooden mantel with decorative brass coal effect electric fire. There is an additional radiator and central heating thermostat. The original features have been maintained and include the ceiling roses, coving, picture and dado rails. Multi paned side window with central French doors lead to the:



MORNING/SUN ROOM 11'9 x 9'2 Triple aspect, with a further set of French doors leading to the delightful rear garden. Polished ceramic tiled flooring keeps the room cool. The ceiling is coved and there are two wall light points. A wide square arch opening leads to the:





SITTING ROOM 17'1 x 16'3 (max) *The main feature of this room are the bi-fold doors which provide an open view over the rear garden. The oak fitted bookshelf is to one side of the room. Built in cupboards with louvered doors provide excellent storage facilities. There are both telephone and television points. An original panelled door leads to the reception hall.*

BESPOKE KITCHEN/BREAKFAST ROOM 15'11 x 11'7 *The leaded light bay window overlooks the front garden and boasts the feature stained glass decorative panels above and are a real focal point of the room. The original coved ceiling and dado rail have been retained. Partly tiled in wall ceramics to compliment the bespoke hand built solid wood wall and base units, with further glass fronted illuminated display cabinet complete with pewter style handles. The ample varnished hardwood surfaces over incorporate a vitreous enamel one and half bowl single drainer sink unit with mixer tap and cupboards below. Appliances include a Siemens four ring electric hob with extractor hood above, built in Bosch electric oven and fridge freezer. The fridge freezer, extractor hood and Potterton gas central heating boiler are concealed by matching unit facias. Telephone point and radiator. Access to a loft room via pull down ladder provides additional storage space and in previous ownership was used as an office, there is a window offering natural day light. Another fine feature of the kitchen breakfast room is the original part glazed door complete with twist bell and side widows affording access to the:*



BOOT ROOM/SIDE ENTRANCE PORCH 7'4 x 6'10 *The teak clad walls date back to the early 1920's and have been persevered through the years. Quarry tiled flooring throughout. There is plumbing and space for a washing machine and tumble drier. Both the doors leading to the front and rear terrace of the property are a feature of the room with leaded light window either side and coloured stain glass features. The lighting control for this room is found in the kitchen via pull cords.*

SHOWER ROOM 7'7 x 6'10 *Obscure leaded light window to side. Tiled in stone effect quality wall ceramics to compliment a suite comprising: double walk in shower with glass wall and electric shower unit. Vanity unit with inset wash hand basin, cupboards and drawers below with illuminated mirror above and additional cupboards either side. Stone effect floor covering.*

SEPARATE CLOAK ROOM *Leaded light window to side. Low flush wc. Radiator and parquet flooring.*

FIRST FLOOR

LANDING *Original doors with glass panes above lead to bedrooms two, three and cloakroom with further door leading to the:*



PRINCIPAL BEDROOM 15'10 x 9'11 *Leaded light window overlooking the rear garden. Fitted wardrobes to one wall. Further door to eaves storage space and further access to the loft. Two wall light points. Coved ceiling. Radiator. Mirror tiling to one wall.*

SECOND BEDROOM 11'6 x 11'5 Leaded light window with views over the rear garden. Coved ceiling, display shelving and radiator.



THIRD BEDROOM 11'6 x 8'10 Front aspect overlooking the garden. Coved ceiling and radiator.

CLOAKROOM Obscure window to rear. Low flush w.c. with matching wash hand basin and tiled splash back. Coved ceiling and parquet effect floor tile covering.

EXTERIOR

Front – The property is accessed via two wrought iron gates providing access to a paved off road driveway, there is an addition matching wrought iron gate allowing pedestrian entry to the property via a pathway and lawned garden worthy of note with wide mature borders stocked with a variety of evergreens, flowering shrubs and perennials.



Side – To the side of the property is a secluded courtyard garden a shady spot from where one can enjoy a morning coffee. There is a water supply to one side.

Rear – The south east facing rear garden is a true delight of this property. The current owners have put a great deal of thought into planning and landscaping the garden which is principally lawned with meandering well stocked borders filled with an abundance of perennials, flowering plants and evergreens to provide a wealth of colour throughout the seasons. Palm trees together with other mature shrubs and trees in addition to the panelled fencing offer an excellent degree of seclusion, while two pergolas support various climbing and flowering plants. Directly behind the property is a sun terrace providing a sunny place from where to sit and admire the garden. At night the gardens are enhanced by external lighting.

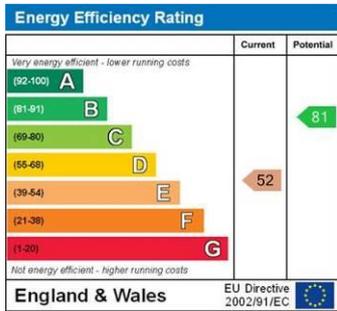


Double Garage – Approached via a private driveway leading to double wooden gates that in turn lead to a hard standing area that affords access to the double garage with wood effect concertina electric door, light and power connected two multi paned windows to side and partly glazed door leads to the rear garden.

COUNCIL TAX BAND. F

PRICE: £810,000 FREEHOLD

Energy Performance Graph

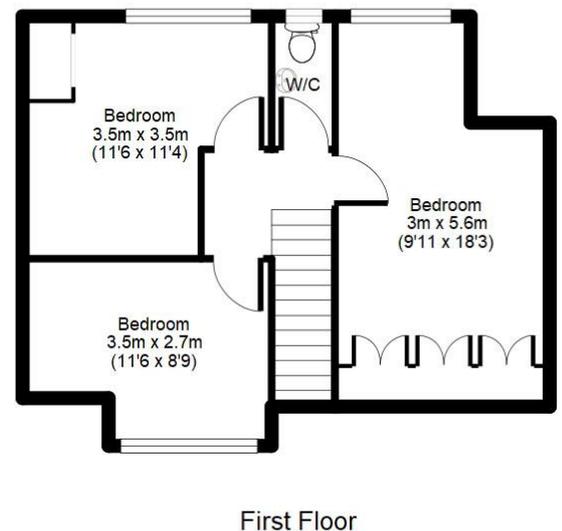
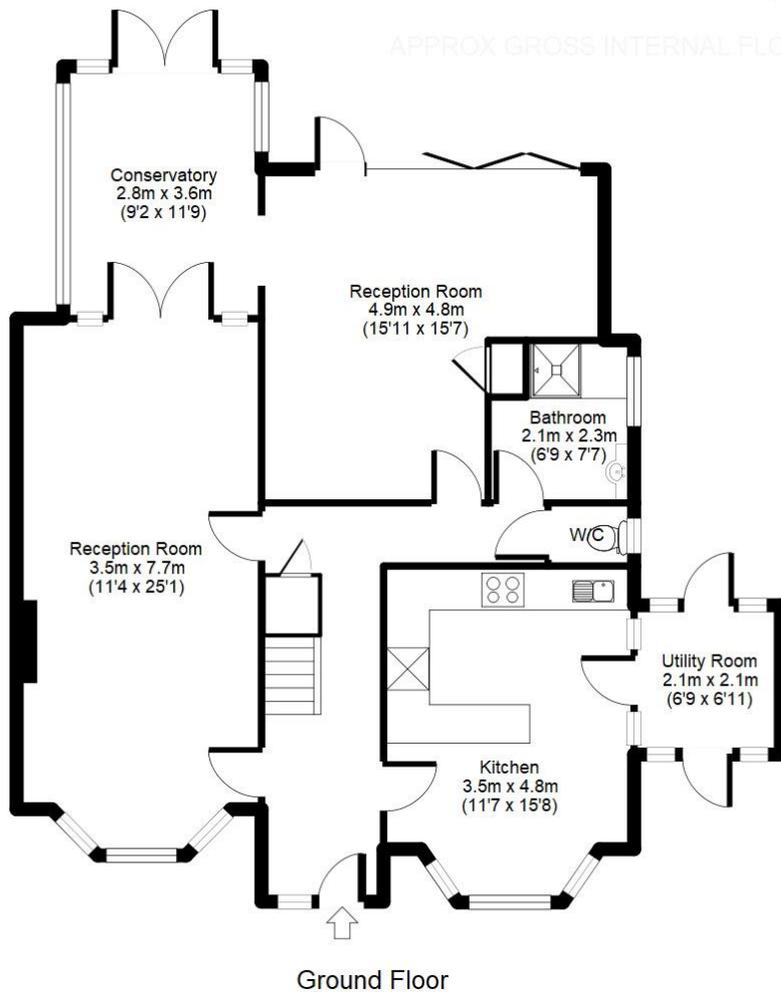


The full Energy Performance Certificate can be viewed at our office or a copy can be requested via email

Floor Plans

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

APPROX GROSS INTERNAL FLOOR AREA: 1443 sq. ft / 134 sq. m



Redress Scheme: - The Property Ombudsman - www.tpos.co.uk



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. Det2610

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