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**GREAT MEADOW,  
BROXBOURNE, HERTFORDSHIRE, EN10 6RP.**

**OFFERED CHAIN FREE**



*Rarely on the market, this detached three-bedroom bungalow enjoys a quiet cul de sac position in a highly regarded turning and benefits from a south facing rear garden within a short stroll of the Lee Valley Park.*

*Having been in the same family for a number of years the property has been well maintained yet still offers potential to further modify and extend subject of course to the necessary planning approvals.*

*The ever-popular town of Broxbourne offers several amenities including a busy parade of high street shops to cater for day to day requirements. Educational facilities are among some of the best in Hertfordshire, whilst transport facilities offer excellent connections by both road and rail.*

*Early viewing is strongly recommended.*

**SUMMARY OF ACCOMMODATION**

- \*SPACIOUS RECEPTION HALL\**
- \*'L' SHAPED SITTING/DINING ROOM\**
- \*SOUTH FACING CONSERVATORY\**
- \*STUDY ROOM/POTENTIAL THIRD BEDROOM\**
- \*FITTED KITCHEN\**
- \*LAUNDRY ROOM\**
- \*BEDROOM SUITE WITH DRESSING AREA AND EN-SUITE SHOWER ROOM\**
- \*SECOND BEDROOM\**
- \*BRIGHT AND SPACIOUS FAMILY SHOWER ROOM\**
- \*uPVC DOUBLE GLAZED WINDOWS\**

**SUMMARY OF ACCOMMODATION CONTINUED**

*\*SOLID WOODEN DOORS THROUGHOUT\**

*\*GAS CENTRAL HEATING\**

*\*40FT FRONTAGE\**

*\*SECLUDED SOUTH FACING REAR GARDENS\**

*Covered entrance porch with quarry tiled step and courtesy lighting affords access to the panelled entrance door with decorative fan light and chrome furniture leading to:*

**SPACIOUS RECEPTION HALL** 12'8 x 7'5 (max) *Coved ceiling, dado rail and ornate ceiling rose. Radiator with decorative cover and surround. Sliding wooden door to sitting room, wooden doors to bathroom and bedrooms further wooden doors to walk in airing cupboard and cloaks hanging space with additional storage cupboard above.*

**WALK-IN AIRING CUPBOARD** 5'3 x 2'11 *Wall mounted Main combi boiler. Pine slatted linen shelving to one side. Radiator light connected and access to the loft.*

**L'SHAPED SITTING/DINING ROOM** 27'10 x 17'8 (max) *Dual aspect with windows to side and further window with adjacent double doors flanked by glazed side panels leading to the conservatory. Three radiators; one with a decorative wooden surround. Coved ceilings and dado rail. Telephone and media connection points. Display shelving and door leading to the kitchen.*



**SOUTH FACING CONSERVATORY** 17'10 x 8'5 *Double doors lead out onto the sun terrace, windows with four openers and decorative wood panelling below. Stone floor tiles. Radiator. Door and step lead into the:*

**BRIGHT STUDY/THIRD BEDROOM** 16' x 8'6 *Dual aspect with windows overlooking the rear garden and laundry room. Radiator, display shelf and recessed spot lighting.*



**KITCHEN** 11'9 x 7'10 Part glazed door with adjacent window leads to the laundry room. Tiled in wall ceramics to complement a fitted range of solid wood wall and base units with decorative handles. Marble effect illuminated working surfaces incorporating a white ceramic sink unit and drainer with chrome mixer tap and cupboards below. Inset four ring AEG gas hob with concealed extractor fan above. Built in Neff fan assisted electric double oven and grill. Bosch fridge freezer. Built in wine rack and wicker vegetable pull-out drawers. Space for dishwasher. Recess area for trays and tea towels. Ceramic tiled flooring with skirting heater. Wall mounted high level Myson electric heater. Recess spot lighting with coved ceiling.



**LAUNDRY ROOM** 11'5 x 8'10 Part glazed door leading to the front of the property. Window to all aspects. Exposed brick walls and stone floor tiles. Fitted with a range of solid wood base units with ample working surfaces over. Drawer unit and tall broom cupboard. Both the washing machine and freezer are Hotpoint. Recess for tumble drier. Radiator.



**BEDROOM ONE** 11' x 11' Window overlooking the front garden. Coved ceilings. Telephone and television points. Radiator and opening to the:

**DRESSING AREA** 4'7 x 3'6 (to wardrobes) Matching wardrobes either side with folding wooden doors. Coved ceiling and spotlights. Sliding wooden door leading to the:

**EN-SUITE SHOWER ROOM** 7'9 X 2'11 High level window with obscure glass to side. Tiled walls. White suite comprising wash hand basin with vanity cupboard below and mirror fronted cabinet above. Low flush w.c. and tiled shower cubical with chrome fitted shower and folding shower screen door. Wall light and radiator.

**BEDROOM TWO** 11'7 x 6'3 Window with front aspect. Built in wardrobe with folding wooden door. Coved ceiling. Display shelving above the radiator. Pine display shelving.





## Floorplan

*This drawing is not to scale and should be used for observational purposes only*



**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. Det2583

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