



Cheshunt: Tel: 01992 621116

www.jrpropertieservices.co.uk

Cuffley: Tel: 01707 872111



BEAUMONT ROAD BROXBOURNE

An extremely rare opportunity to purchase this beautifully presented three bedroom rural property offering fabulous views across open countryside. Built circa 1912 the property is deceptively spacious & offers good sized family accommodation arranged on three floors. Benefits include a 100ft plus garden, garage, parking and en-suite to master bedroom. We highly recommend a viewing to fully appreciate this property.

- Fabulous Views
- Three Bedrooms
- Loung/Dining Room
- 100ft Plus Rear Garden
- Ensuite to Master
- Kitchen/Breakfast Room
- Garage
- Family Bathroom
- Ground Floor WC

£499,995 FREEHOLD

VIEWING RECOMMENDED!



Cuffley: 24 Station Road, Cuffley, Herts EN6 4HT
email: cuffley@jrpropertieservices.co.uk

Cheshunt: 56 Turners Hill, Cheshunt, Herts EN8 8LQ
email: cheshunt@jrpropertieservices.co.uk

All photographs shown are for illustration only and may show items that are not for sale or included in the sale of the property. Please note that all measurements have a 5% tolerance level. 'None of the statements contained in these particulars as to this property are to be relied on as statements of representation of fact!'



Entrance

UPVC Opaque double glazed entrance door to:-

LOBBY

Double glazed window to the side. Radiator. Moulded coving to ceiling. Stairs to first floor. Door to:-

LOUNGE

27'4 x 14'10

Double glazed window to front. Two radiators. Moulded coving to ceiling. Double glazed French door to garden. Cupboard under stairs. Glazed door to:-



KITCHEN/BREAKFAST ROOM

22'10 x 8'4

Double glazed window to side. A range of white fronted wall and base fitted units with roll top work surfaces over. Stainless steel sink and drainer with mixer tap. Tiled splash backs. Gas hob. Built in eye level double oven. Integrated fridge/freezer. Integrated washing machine. Integrated dishwasher and additional integrated freezer. Cupboard housing boiler. Ceramic tiled floor. Door to:-



GROUND FLOOR WC

Opaque double glazed window to rear. Low flush WC with concealed cistern. Wash hand basin with mixer tap and cupboard under. Tiled floor.



LANDING

Radiator. Stairs to second floor with storage cupboard under. Built in airing cupboard housing immersion cylinder. Doors to:-



BEDROOM 1

15;9 x 11'3

Double glazed window to front. Radiator. Moulded coving to ceiling. Large built in storage cupboard.



EN-SUITE

Chrome towel radiator. Ceramic tiled floor and splash backs. Inset spotlights to ceiling. Suite comprising; low flush WC, wash hand basin with mixer tap and cupboard under, built in tiled shower with mixer shower.



BEDROOM 2

13' x 8'3

Dual aspect room with double glazed windows to rear and side. Radiator.



BATHROOM

Double glazed window to rear. Suite comprising; low flush WC, panelled bath with mixer tap and shower attachment, vanity wash hand basin. Chrome towel radiator. Ceramic tiled floor. Extractor fan.



BEDROOM 3

15' x 12'2

Double glazed 'Velux' windows to front and rear. Radiator. Built in storage in eaves. Inset spotlights to ceiling.



JR PROPERTY SERVICES 2015

REAR GARDEN

100' approx plus courtyard area

Mainly laid to lawn with established shrub and flower borders, opening out to approx 40 ft at the rear affording fantastic countryside views.

Water tap.



JR PROPERTY SERVICES 2015

FRONT GARDEN

Pretty cottage style garden mainly laid to lawn with pathway leading to front door. Parking in front

GARAGE

17' x 9'3

Up and over door and side door. Parking space in front.



JR PROPERTY SERVICES 2015