

**KIRBY  
COLLETTI**

EST 2004



4 The Spinney, Broxbourne, EN10 7LR

Price £975,000





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# 4 The Spinney

Broxbourne, EN10 7LR

- CHAIN FREE
- STUNNING KITCHEN/DINER/FAMILY ROOM
- SITTING ROOM AND STUDY
- LUXURY EN SUITE SHOWER ROOM
- APPROX 1700 Sqft ACCOMMODATION
- COMPLETELY REFURBISHED THROUGHOUT
- FOUR DOUBLE BEDROOMS
- LUXURY BATHROOM
- 60ft SOUTH FACING GARDEN
- SOUGHT AFTER LOCATION

**\*\*CHAIN FREE\*\*** A stunning FOUR DOUBLE BEDROOM DETACHED HOUSE which has just undertaken a complete refurbishment project. Situated in this highly regarded location within this small cul de sac Which Is a short stroll to Hoddesdon Town Centre, Broxbourne Railway Station, Local Shops, Restaurants, Parks and Catchment for OFSTED outstanding Sheredes Primary school.

Some of the many quality features include Stunning Fitted Kitchen/Diner/Family Room, Sitting Room, Study, Ground Floor W.C., Utility Room, Luxury En Suite Shower/W.C, Luxury Bathroom, Professionally Landscaped 60ft South Facing Rear Garden.



## ACCOMMODATION

**ENTRANCE HALL** 18'2 x 5'3 (5.54m x 1.60m)

**CLOAKROOM** 7'1 x 3'5 (2.16m x 1.04m)

**STUDY** 8'2 x 7'1 (2.49m x 2.16m)

**SITTING ROOM** 12'7 x 11'10 (3.84m x 3.61m)

**KITCHEN/DINER/FAMILY ROOM**  
25'2 max x 18' max narrowing to 12'6" (7.67m max x 5.49m max narrowing to 3.81m)

**UTILITY ROOM** 9'10 x 9'1 (3.00m x 2.77m)

**STORE ROOM** 9'1 x 8'2 (2.77m x 2.49m)

**LANDING** 13'2 x 7'3 max (4.01m x 2.21m max)

**BEDROOM ONE** 14'9 x 12'7 max (4.50m x 3.84m max)

**LUXURY EN SUITE SHOWER ROOM**  
5'9 x 4'10 (1.75m x 1.47m)





- BEDROOM TWO** 12'7 x 10'1 (3.84m x 3.07m)
- BEDROOM THREE** 12' x 10'1 (3.66m x 3.07m)
- BEDROOM FOUR** 14'10 x 10'8 (4.52m x 3.25m )
- RE-FITTED BATHROOM** 11'8 x 5'3 (3.56m x 1.60m)
- OUTSIDE**
- SOUTH FACING REAR GARDEN**
- FRONT GARDEN**

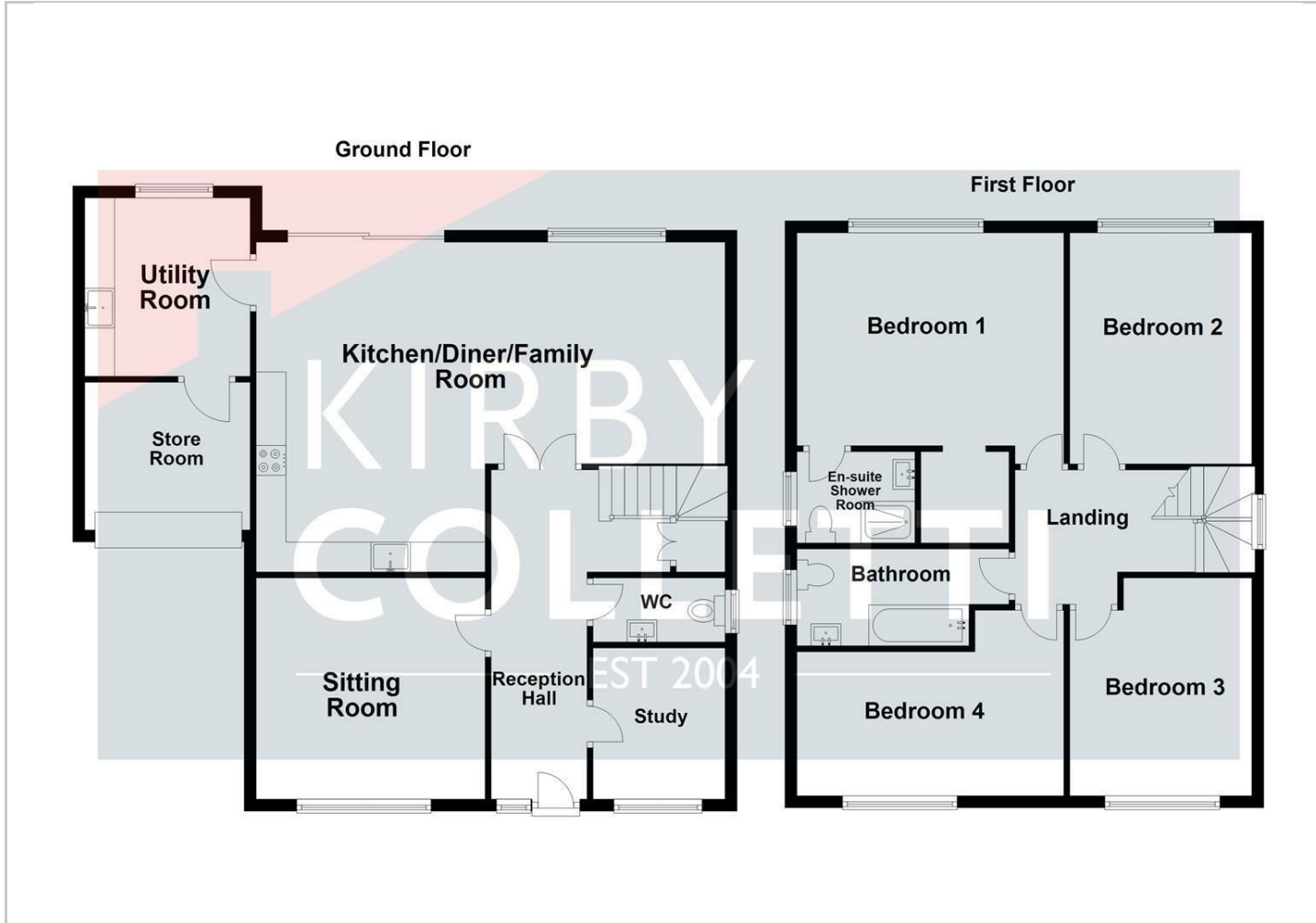




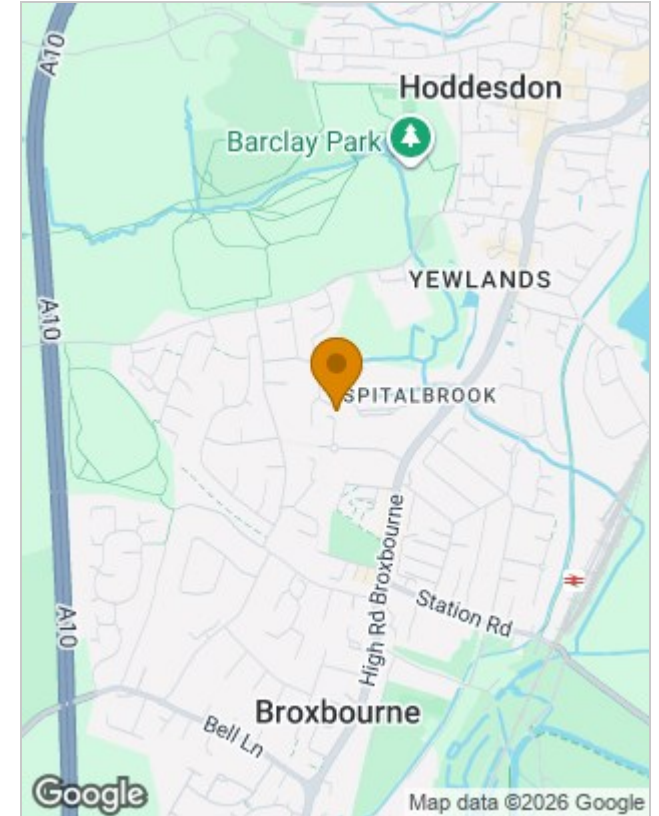
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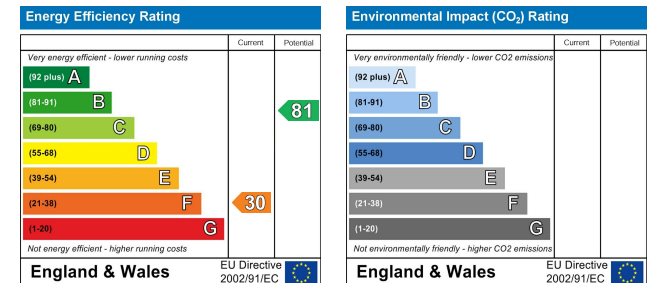
## Floor Plans



## Location Map



## Energy Performance Graph



## Viewing

Please contact our Kirby Colletti Office on 01992471888 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.