

**KIRBY  
COLLETTI**  
EST 2004



Waterfront Cozens Lane West, Broxbourne, EN10 6QL

Price £1,150,000

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# Waterfront Cozens Lane West

Broxbourne, EN10 6QL

- Stunning Detached House Approx. 3100sq ft
- Three Reception Rooms
- West Facing Rear Garden
- Three En Suite Shower Rooms
- Garage plus parking for several vehicles
- Five Double Bedrooms
- 19'3" x 17'3" Quality Fitted Kitchen/Breakfast Room
- Utility Room
- Family Bath/Shower Room
- Short Walk to Excellent Schooling & BR Station

Nestled in the desirable area of Cozens Lane West, Broxbourne, this impressive Five Bedroom Detached House offers a perfect blend of space, comfort, and modern living. Designed over Three Floors and spanning an expansive 3,110 square feet, making it an ideal family home.

The house features Three well-appointed Reception Rooms with the layout thoughtfully designed to enhance both functionality and flow, making it easy to navigate between the various living areas. Offering Three En-Suite Shower Rooms and a Family Bathroom/shower room, Kitchen/breakfast Room, utility room, Cloakroom, Garage and Private Gardens. Incorporating Underfloor heating to the Ground and First Floor and Double Glazed throughout.

Overlooking the New River, the property is ideally situated within easy access to all local amenities including Broxbourne Secondary School, Broxbourne CE Primary School, Hertfordshire Golf & Country Club, Local Shops/Restaurants, River Lea and Broxbourne's Railway Station with it's excellent service into London Liverpool Street & Stratford.

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## Accommodation

**Entrance Hall** 14'11 x 12'9" max (4.55m x 3.89m" max)

**Cloakroom** 6'8" x 3'5" (2.03m" x 1.04m")

**Study** 12'7" x 11'2" (3.84m" x 3.40m")

**Dining Room** 13'4" x 12'6" (4.06m" x 3.81m" )

**Living Room** 20'10" x 15'3" max (6.35m" x 4.65m" max)

**Quality Fitted Kitchen/Breakfast Room**  
19'3" x 17'3" (5.87m" x 5.26m")

**Utility Room** 11'8" x 8'11" (3.56m" x 2.72m" )

## First Floor Landing

**Bedroom Two** 16'8" x 12'8" (5.08m" x 3.86m" )

**En Suite Shower Room** 6'3" x 5'9" (1.91m" x 1.75m")

**Bedroom Three** 16'3" x 12'7" (4.95m" x 3.84m")







<b>Bedroom Four</b>	15'4" x 10'6" (4.67m x 3.20m")
<b>Jack &amp; Jill Shower Room</b>	8'4" x 6'2" (2.54m" x 1.88m")
<b>Bedroom Five</b>	10'6" x 9'10" (3.20m" x 3.00m" )
<b>Family Bath/Shower Room</b>	10'5" x 8'9" (3.18m" x 2.67m")
<b>Second Floor Landing</b>	
<b>Bedroom One</b>	25'4 x 14'2" (7.72m x 4.32m")
<b>Walk in Wardrobe</b>	11'11" x 8'8" (3.63m" x 2.64m")
<b>En Suite Shower Room</b>	10'5" x 8'9" (3.18m" x 2.67m")
<b>Exterior</b>	
<b>Rear Garden</b>	
<b>Front Garden</b>	
<b>Garage</b>	18'5 x 9'10 (5.61m x 3.00m)



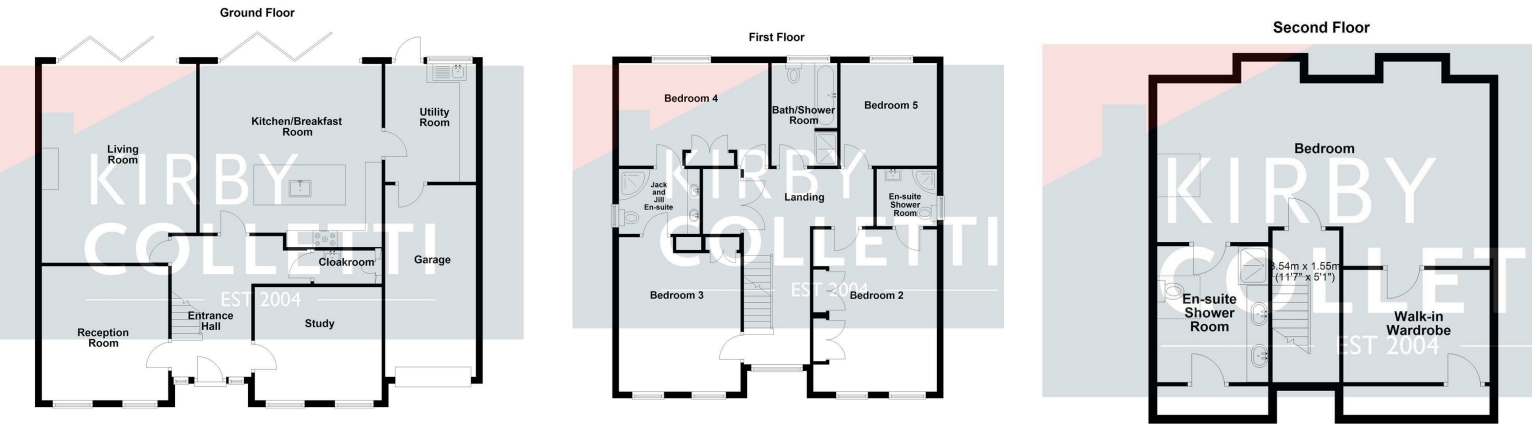




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Floor Plans



Location Map



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.

64 High Street, Hoddesdon, Hertfordshire, EN11 8ET  
Tel: 01992471888 Email: homes@kirbycolletti.co.uk <https://www.kirbycolletti.co.uk>

Energy Performance Graph

