

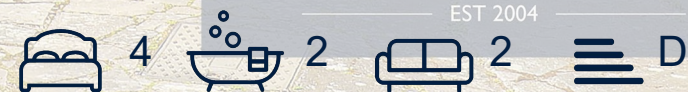
**KIRBY
COLLETTI**
EST 2004



7 St. Catharines Road, Broxbourne, EN10 7LG

Price £845,000

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- IMMACULATELY PRESENTED
- STUNNING LOUNGE/DINING ROOM
- UTILITY ROOM
- LUXURY BATHROOM/W.C
- WALKING DISTANCE TO BROXBOURNE STATION
- PERIOD FOUR BEDROOM SEMI DETACHED HOUSE
- QUALITY FITTED 17ft KITCHEN/BREAKFAST ROOM
- WET ROOM/W.C
- DETACHED DOUBLE GARAGE & EXCELLENT PARKING
- ONE OF BROXBOURNES MOST PRESTIGIOUS ROADS

KIRBY COLLETTI are delighted to offer this Immaculately presented Four Bedroom Semi- Detached Character House which has been refurbished by the present owners to an excellent standard. Located in one of Broxbourne's most highly regarded residential roads being within a short stroll to Local Shops/Restaurants, River Lea and Broxbourne Railway Station. Also within the catchment For Excellent Schooling.

The property offers Lounge, Dining Room, Quality Re Fitted 17ft Kitchen/Breakfast Room, Utility Room, Ground Floor Wet Room/W.C, Luxury Bathroom/W.C, Detached Double Garage, Mature Rear Garden and Off Street Parking For Numerous Cars.



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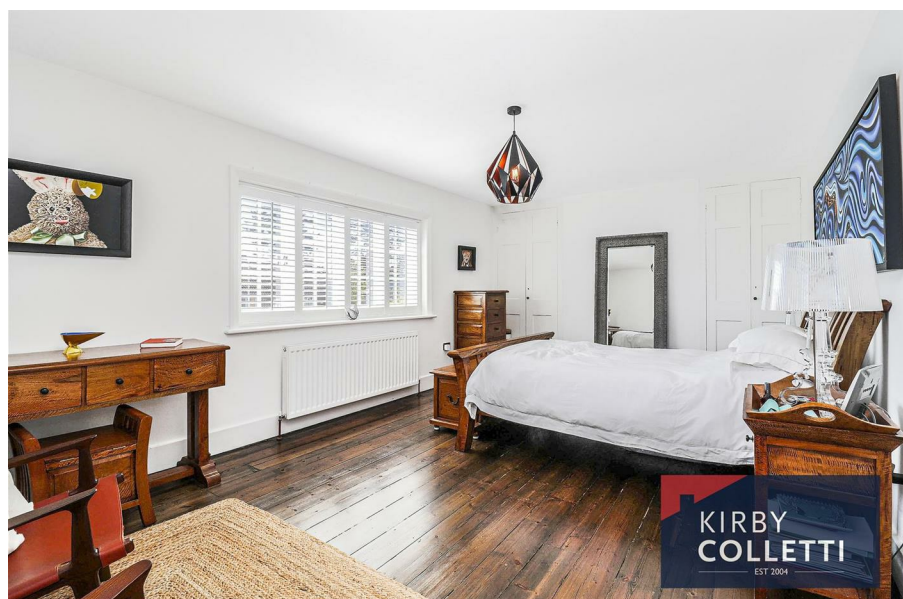


ACCOMMODATION

ENTRANCE HALL	14'1 x 7 (4.29m x 2.13m)
DINING ROOM	13'8 x 12'3 (4.17m x 3.73m)
LOUNGE AREA	19'10 x 12 (6.05m x 3.66m)
RE FITTED KITCHEN/BREAKFAST ROOM	17'3 x 10'10 (5.26m x 3.30m)
UTILITY ROOM	8'3 x 4'5 (2.51m x 1.35m)
WET ROOM/W.C	8 x 4'1 (2.44m x 1.24m)
LANDING	22 x 7'3 (6.71m x 2.21m)
BEDROOM ONE	19 x 12'3 (5.79m x 3.73m)
BEDROOM TWO	14 x 12'5 (4.27m x 3.78m)
BEDROOM THREE	11'7 max x 11'1 (3.53m max x 3.38m)
BEDROOM FOUR	9'5 x 8'3 (2.87m x 2.51m)



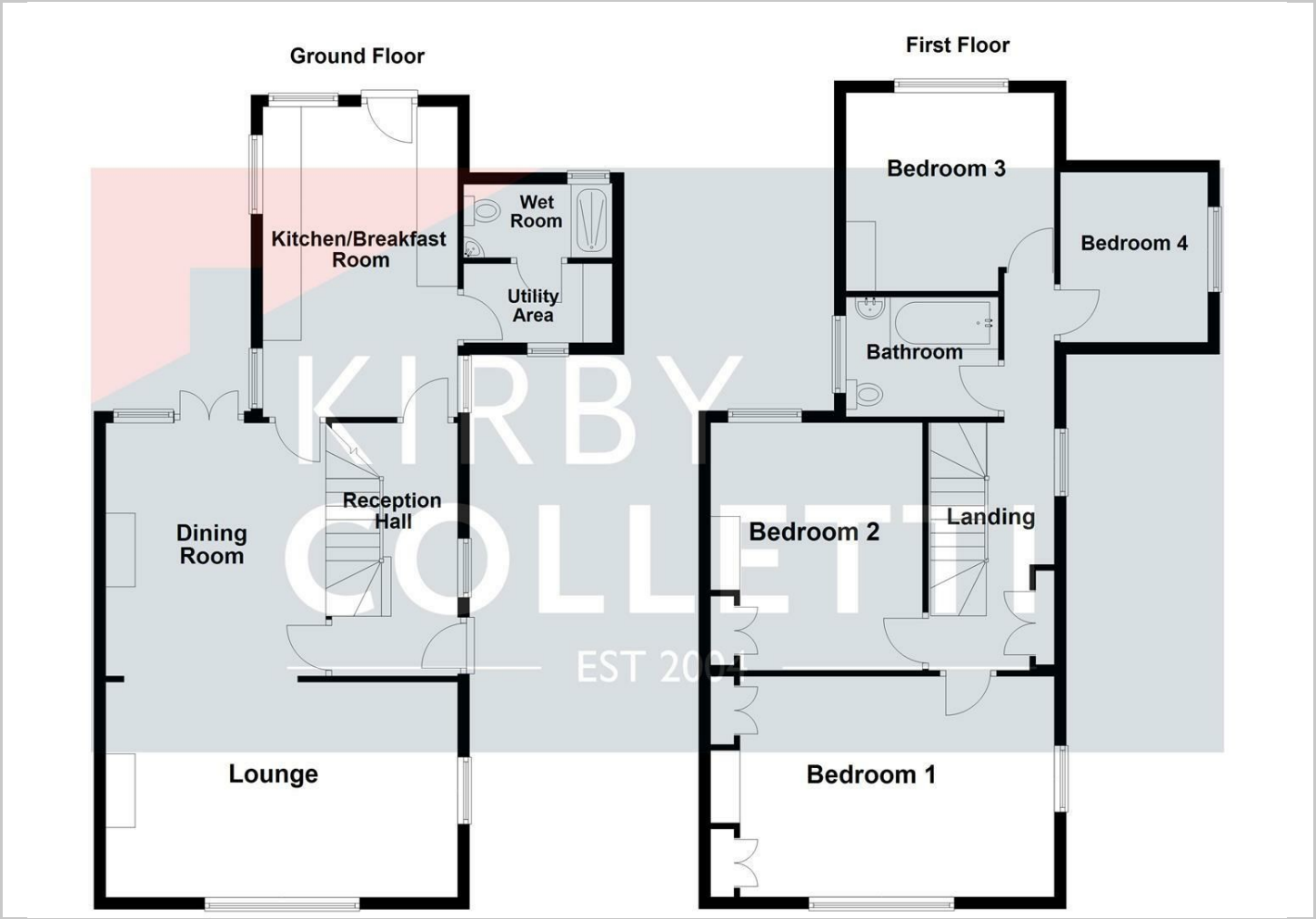
LUXURY BATHROOM/W.C 8'6 x 6'8 (2.59m x 2.03m)
OUTSIDE
REAR GARDEN
FRONT GARDEN
DETACHED DOUBLE GARAGE
 19'9 x 17'8 max (6.02m x 5.38m max)





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Floor Plans

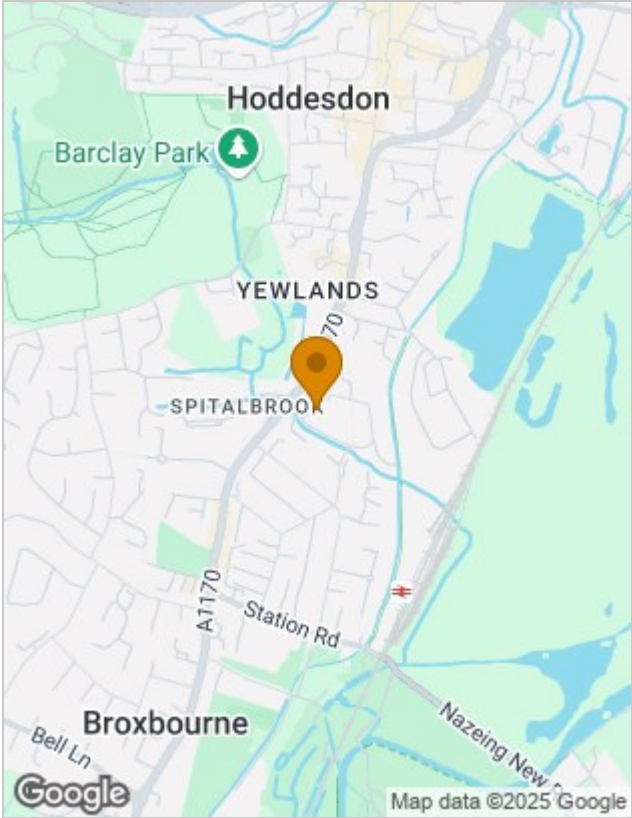


Viewing

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.

Location Map



Energy Performance Graph

