

**KIRBY
COLLETTI**

EST 2004



6 St. Annes Park, Broxbourne, EN10 7LA

Guide Price £975,000

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6 St. Annes Park

Broxbourne, EN10 7LA

- Chain Free
- Four Reception Rooms
- Cloakroom
- Re-Fitted Family Bathroom
- Sought After Cul De Sac
- Four Bedroom Detached
- Kitchen/Breakfast Room
- Re-Fitted En Suite Shower Room
- Detached Double Garage
- Easy Access To Station

Nestled in the desirable area of St. Annes Park, Broxbourne, this impressive detached house offers a perfect blend of comfort and elegance. Spanning an ample 1,602 square feet, the property boasts four spacious bedrooms, making it an ideal family home. The layout includes three inviting reception rooms, providing plenty of space for relaxation and entertaining guests.

The house, built between 1990 and 1999, has been well-maintained and features modern amenities while retaining a charming character. The two well-appointed bathrooms ensure convenience for the whole family.

One of the standout features of this property is its 0.2 of an acre plot, with beautifully landscaped gardens, which offer a serene outdoor space for both leisure and recreation. The gardens are perfect for enjoying sunny afternoons or hosting gatherings with friends and family. Additionally, the detached double garage provides ample storage and parking space, adding to the practicality of this lovely home.

Situated in a sought-after location, this property is not only a tranquil retreat but also benefits from easy access to local amenities, schools, and transport links. This home is a rare find in a highly desirable area, making it an excellent opportunity for those looking to settle in Broxbourne. Don't miss the chance to make this delightful house your new home.



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Accommodation

Entrance Hall

Cloakroom 6'10 x 4 max (2.08m x 1.22m max)

Study 11'11 x 6'6 (3.63m x 1.98m)

Lounge 16 11'11 (4.88m 3.63m)

Conservatory 11'10 x 6'4 (3.61m x 1.93m)

Dining Room 12'3 x 10 (3.73m x 3.05m)

Kitchen/Breakfast Room 19'1 x 12'6 (5.82m x 3.81m)

First floor landing

Bedroom One 14'2 x 10'4 (4.32m x 3.15m)

Re-Fitted En Suite Shower Room
8'8 x 6'3 (2.64m x 1.91m)

Bedroom Two
14'5 max x 12'5 max (4.39m max x 3.78m max)



Bedroom Three 12'5 x 9'10 (3.78m x 3.00m)

Bedroom Four 10'7 x 6'9 (3.23m x 2.06m)

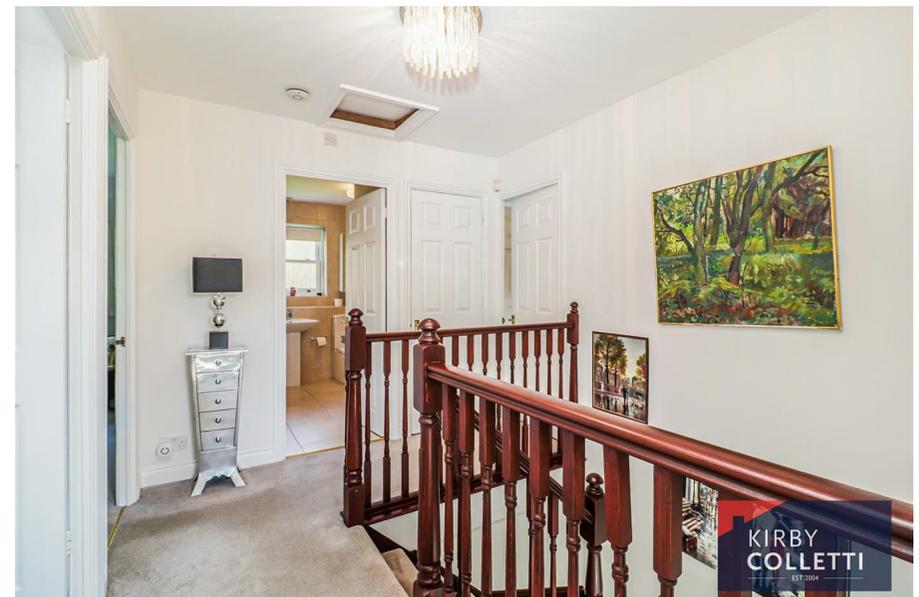
Re-Fitted Family Bathroom
9'3 max x 7'8 (2.82m max x 2.34m)

Exterior

Rear Garden

Detached Double Garage 17'2 x 16'10 (5.23m x 5.13m)

Large Front Garden

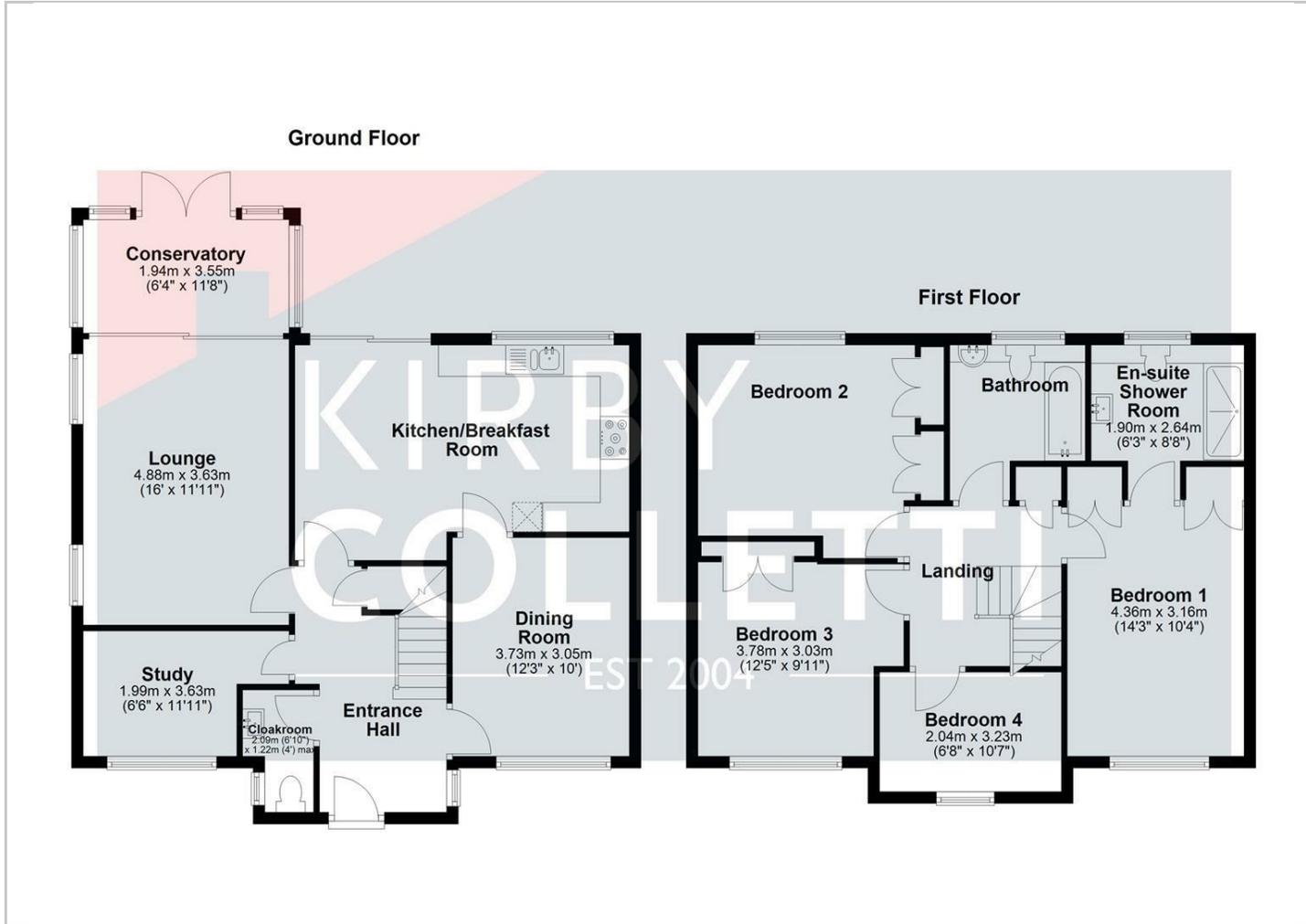




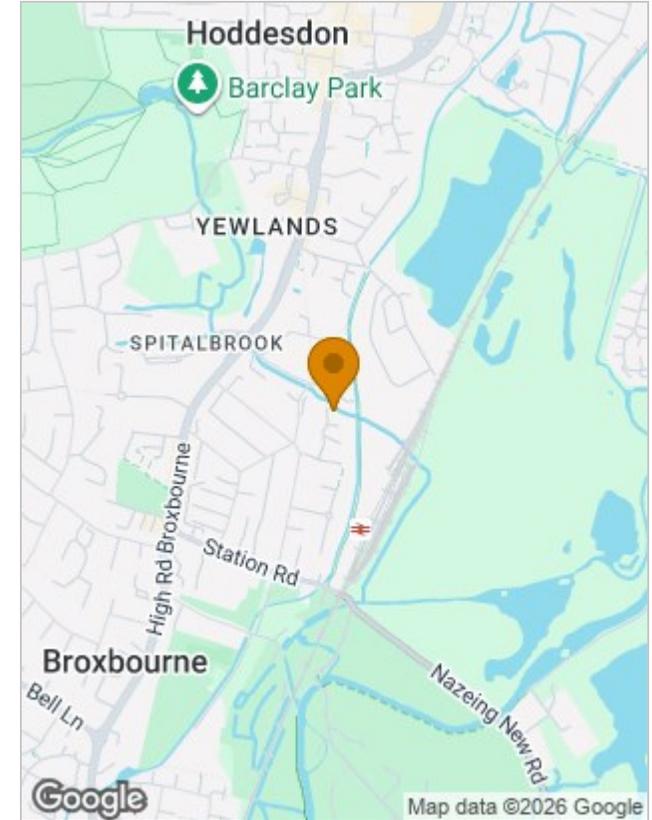
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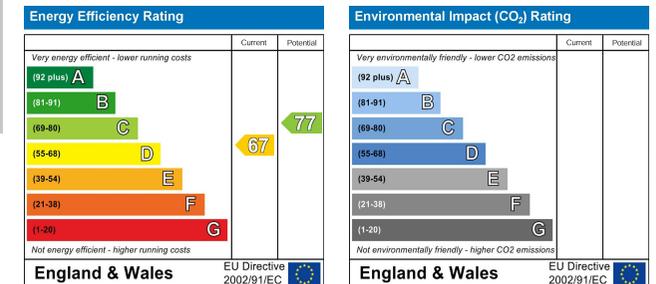
Floor Plans



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.