



7 Boleyn Court Bell Lane

Broxbourne, EN10 7HJ

Price £745,000



**** CHAIN FREE **** Kirby Colletti are delighted to offer this **FOUR BEDROOM DETACHED HOUSE** conveniently located in this quiet cul-de-sac, being within walking distance to all amenities including The Broxbourne School., Local Shops, Restaurants, Bus Routes, Broxbourne Railway Station with its excellent service into London.

Some of the many features include Large Kitchen/Breakfast room, Utility room, Lounge, Dining Room, 18ft Conservatory, Downstairs W.C, Family Bathroom/W.C, En-suite Shower Room to the Main Bedroom, South Facing Rear Garden, Garage/Store Room and Driveway providing off street parking for Two cars.

- CHAIN FREE
- KITCHEN / BREAKFAST ROOM
- BATHROOM/W.C
- WALKING DISTANCE TO BROXBOURNE RAILWAY STATION
- FOUR BEDROOM DETACHED HOUSE
- UTILITY ROOM
- POPULAR CUL DE SAC LOCATION
- THREE RECEPTION RECEPTION ROOMS
- ENSUITE SHOWER ROOM TO MASTER BEDROOM
- WALKING DISTANCE TO BROXBOURNE SCHOOL



ACCOMMODATION

Leaded light entrance door to:

ENTRANCE HALL

19 x 7 max (5.79m x 2.13m max)

Wooden floor. Stairs up to first floor. Radiator.

DOWNSTAIRS W.C

5'7 x 3'1 (1.70m x 0.94m)

Low level W.C. Wash hand basin.

LOUNGE

16'2 x 12'8 (4.93m x 3.86m)

Front aspect leading light bay window. Coved ceiling. Feature fireplace. Two radiators. Door to:

DINING ROOM

11'1 x 10'7 (3.38m x 3.23m)

Rear aspect double doors to conservatory. Door to Kitchen. Coved ceiling. Radiator.

KITCHEN/BREAKFAST ROOM

17'9 x 14'3 (5.41m x 4.34m)

Dual aspect windows and door to conservatory. Range of Shaker style wall and base units with rolled edge worksurfaces over. Breakfast bar. 1 and half bowl inset sink unit. Tiled floor. Space for range cooker, Extractor hood above. Coved ceiling. Radiator. Recessed ceiling spotlights.

UTILITY ROOM

11'3 x 8'4 (3.43m x 2.54m)

Side aspect door. Space for washing machine and tumble dryer. Range of wall and base mounted units. Cupboard housing wall mounted gas boiler.

CONSERVATORY

18'1 x 12'6 (5.51m x 3.81m)

uPVC dual aspect windows and double doors to side leading to rear garden. Tiled floor. Wall lights.

FIRST FLOOR LANDING

Access to loft.

BEDROOM ONE

12'7 x 11'6 (3.84m x 3.51m)

Front aspect leaded light bay window. Two fitted wardrobes. Coved ceiling. Radiator. Door to:

EN SUITE SHOWER ROOM

9'8 x 3'11 (2.95m x 1.19m)

Side aspect window. Fully tiled enclosed shower cubicle. Wall hung wash hand basin. Low level W.C. Chrome heated towel rail. Fully tiled walls and floor. Shaver socket.

BEDROOM TWO

12'7 x 8'7 (3.84m x 2.62m)

Rear aspect window. Coved ceiling. Radiator.

BEDROOM THREE

11'6 x 7'1 (3.51m x 2.16m)

Front aspect window. Coved ceiling. Radiator.

BEDROOM FOUR/DRESSING ROOM

8'7 x 7'1 (2.62m x 2.16m)

Rear aspect window. Coved ceiling. Radiator. Fitted wardrobes to one wall.

BATHROOM/W.C

9'4 x 5'5 (2.84m x 1.65m)

Side aspect window. Panel enclosed bath with mixer tap and shower attachment. Wall mounted wash hand basin with cupboard below. Low level W.C. Bidet. Chrome heated towel rail. Extractor fan. Recessed ceiling spotlights.

OUTSIDE

REAR GARDEN

South facing. Paved patio with remainder laid to lawn. Side pedestrian access. Enclosed by panelled fencing with mature shrub borders.

FRONT GARDEN

Block paved driveway providing parking for two cars. Remainder laid to lawn with tree and shrubs.

GARAGE/STORE ROOM

8'4 x 4'3 (2.54m x 1.30m)

Up and over door.



Road Map



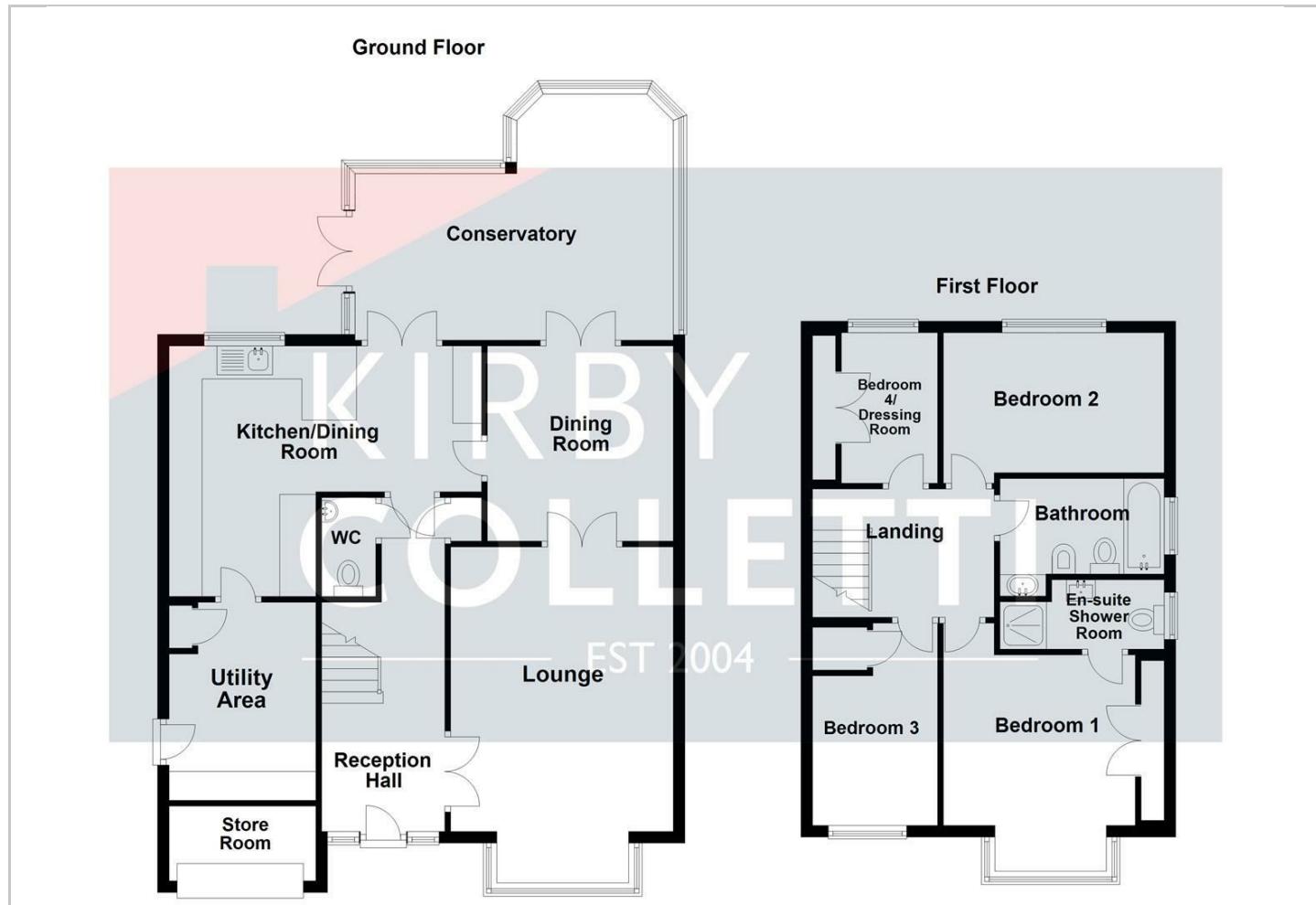
Hybrid Map



Terrain Map



Floor Plan

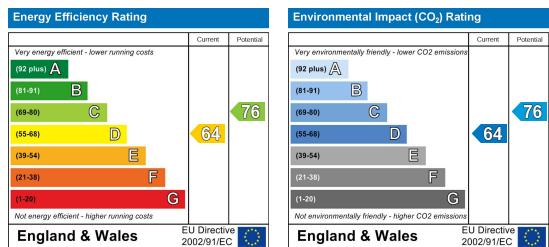


Viewing

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

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Energy Efficiency Graph



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