



41 St. Augustines Drive

Broxbourne, EN10 7NA

Price £430,000



**** CHAIN FREE **** Kirby Colletti are pleased to offer this **THREE BEDROOM TERRACE HOUSE** located within walking distance to Broxbourne Railway Station, Local Shops, Restaurants and Catchment for excellent schooling for all ages.

Some of the many features include a spacious 16ft Lounge, Fitted Kitchen, Downstairs W.C, Family Bathroom, uPVC Double Glazing, 43ft Rear Garden, Garage and Driveway to front.

- CHAIN FREE
- FITTED KITCHEN
- 43ft REAR GARDEN
- CATCHMENT TO EXCELLENT SCHOOLS
- THREE BEDROOM TERRACE HOUSE
- GROUND FLOOR W.C
- GARAGE AND DRIVEWAY PARKING
- 16ft LOUNGE
- BATHROOM/W.C
- SHORT WALK TO BROXBOURNE RAILWAY STATION



ACCOMMODATION

Entrance door to:

PORCH

Double doors to:

RECEPTION HALL

Stairs up to first floor.

GROUND FLOOR W.C.

5'1 x 2'6 (1.55m x 0.76m)

Front aspect uPVC double glazed window. Low level W.C. Wash hand basin.

KITCHEN

11'8 x 10'1 max (3.56m x 3.07m max)

Front aspect uPVC double glazed window. Wall and base mounted units with rolled edge worksurfaces over. Stainless steel single drainer sink unit. Built in electric oven and electric hob. Plumbing for washing machine and dishwasher.

LOUNGE

16'8 x 12'9 (5.08m x 3.89m)

Rear aspect uPVC double glazed window. Gas fire. Radiator. Open to:

LOBBY

4'6 x 3'11 (1.37m x 1.19m)

LANDING

9'2 x 6 (2.79m x 1.83m)

Access to loft.

BEDROOM ONE

13'4 x 10'4 max (4.06m x 3.15m max)

Rear aspect uPVC double glazed window. Fitted wardrobe. Radiator.

BEDROOM TWO

11'9 x 10'2 (3.58m x 3.10m)

Front aspect uPVC double glazed window. Cupboard with wall mounted gas boiler. Radiator.

BEDROOM THREE

10'2 x 7 (3.10m x 2.13m)

Rear aspect uPVC double glazed window. Radiator.

BATHROOM/W.C

6'5 x 5'5 (1.96m x 1.65m)

Front aspect uPVC double glazed window. Large walk in shower. Wash hand basin. Low level W.C. Fully tiled walls and floor. Chrome heated towel rail.

GARDEN

43ft Deep. Block paved patio and path. Artificial grass. Access to garage.

GARAGE

Up and over door.



Road Map



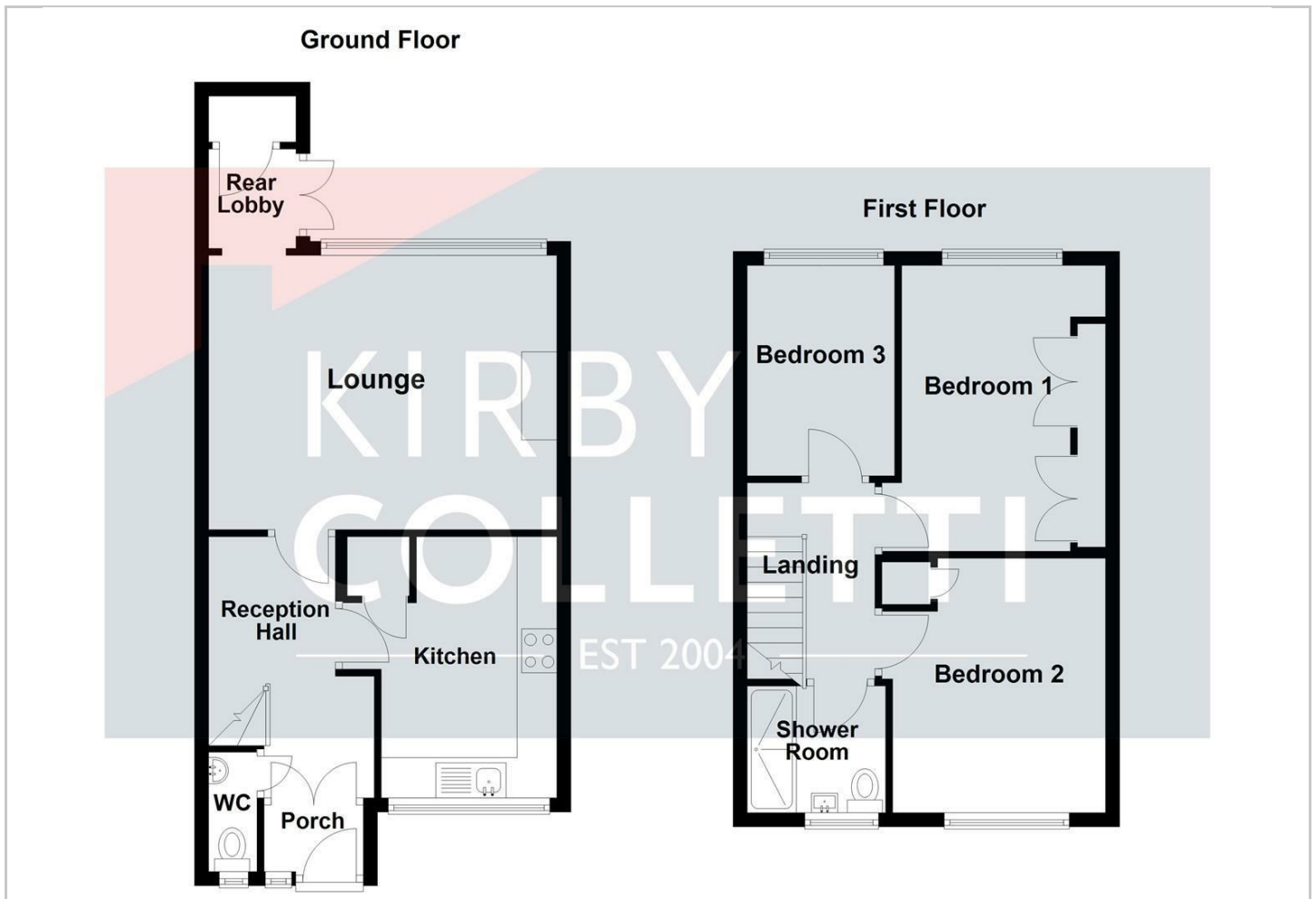
Hybrid Map



Terrain Map



Floor Plan

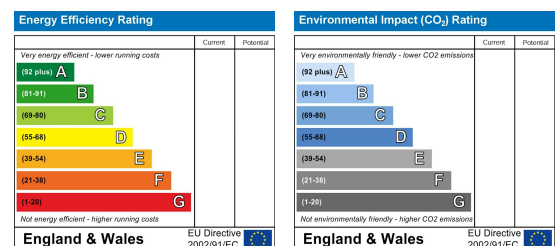


Viewing

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



Kirby Colletti, 64 High Street, Hoddesdon, Hertfordshire EN11 8ET

T. 01992 471888 F. 01992 478555 E. homes@kirbycolletti.co.uk W. www.kirbycolletti.co.uk