



192 Winford Drive

Broxbourne, EN10 6PN

Price £750,000



KIRBY COLLETTI are delighted to market this SUPERB FOUR BEDROOM DETACHED HOUSE situated in this a small residential cul de sac with a stunning outlook over the New River and Broxbourne Cricket Ground. Within a short walk to Broxbourne Railway Station, Broxbourne C of E Primary, Broxbourne School and Local Shops and Restaurants.

The present owners have maintained the property to an excellent standard. Some of the many features include 22' Lounge, Dining Area, Fitted Kitchen, Study Area, Ground Floor Shower Room/W.C, Luxury Fitted Bathroom, Scandinavian Rationel Double Glazed Windows, Gas Heating To Radiators, Beautiful East Facing Garden, Garden Office/Studio, Ample Parking To Front with Integral Garage//Store Room.

- SUPERB FOUR BEDROOM DETACHED
- 22ft LOUNGE
- FITTED KITCHEN
- STUDY AREA
- GROUND FLOOR SHOWER ROOM
- LUXURY BATHROOM
- SHORT WALK TO BROXBOURNE STATION
- DINING AREA
- BEAUTIFUL OUTLOOK OVER NEW RIVER
- GARDEN OFFICE/ STUDIO



ACCOMMODATION

Entrance door to:

RECEPTION HALL

Parquet wood flooring. Recessed ceiling spotlights. Radiator. Stairs up to first floor.

LOUNGE

22'6 x 14 (6.86m x 4.27m)

Two front aspect double glazed windows. Parquet flooring. Two radiators. Fireplace with fitted gas fire. Double doors to:

DINING AREA

14 x 11'1 (4.27m x 3.38m)

Rear aspect double glazed double doors to garden. Parquet flooring. Radiator. Open to:

FITTED KITCHEN

10'10 x 10'9 (3.30m x 3.28m)

Rear aspect uPVC double glazed window. Range of contemporary wall and base units with wooden work surfaces over. Integrated dishwasher. Integrated fridge/freezer. Plumbing for washing machine. Recessed ceiling spotlights. Radiator. Under stairs storage cupboard. Open to:

STUDY AREA

9'4 x 8'5 (2.84m x 2.57m)

Rear aspect double glazed double doors to garden. Radiator. Door to reception hall. Door to:

GROUND FLOOR SHOWER ROOM/W.C.

12 x 3'1 (3.66m x 0.94m)

Rear aspect double glazed window. Polished porcelain tiled walls and tiled floor. Fully tiled shower enclosure. Wall mounted wash hand basin. Toilet with concealed cistern. Recessed ceiling spotlights. Extractor fan. Chrome heated towel rail.

FIRST FLOOR LANDING

Side aspect double glazed window.

BEDROOM 1

17'4 x 10'10 max (5.28m x 3.30m max)

Front aspect double glazed window. Built in wardrobe recess. Coved ceiling. Bamboo flooring. Radiator.

BEDROOM 2

14'1 x 11'1 max (4.29m x 3.38m max)

Front aspect double glazed window. Built in wardrobe. Coved ceiling. Radiator.

BEDROOM 3

11'4 x 10'10 into door recess (3.45m x 3.30m into door recess)

Rear aspect double glazed window. Bamboo flooring. Radiator. Coved ceiling.

BEDROOM 4

8 x 7'9 (2.44m x 2.36m)

Rear aspect double glazed window. Radiator. Coved ceiling.

LUXURY BATHROOM/W.C

11 x 6'2 (3.35m x 1.88m)

Rear aspect double glazed window. Tiled enclosed bath with tiled surround, separate shower unit with glazed screen. Toilet with concealed cistern. Double bowl sink unit drawer unit under. Recessed ceiling spotlights. Vertical radiator. Extractor fan.

OUTSIDE

FRONT GARDEN

Shingled drive providing parking for numerous cars and access to garage.

GARAGE

8'6 x 7'9 (2.59m x 2.36m)

Up and over door. Door to

STORE ROOM

9'1 x 7'9 (2.77m x 2.36m)

Sky light. Door to reception hall.

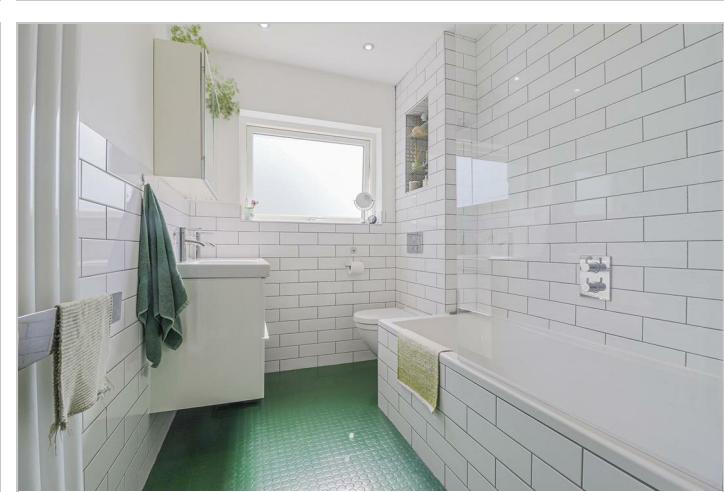
REAR GARDEN

East facing. 43' x 56' wide. Shingled pathway to immediate rear and side. Decked seating area. Neatly tended lawn with central rockery and Willow tree. Outside light. Timber storage shed. Pedestrian side access.

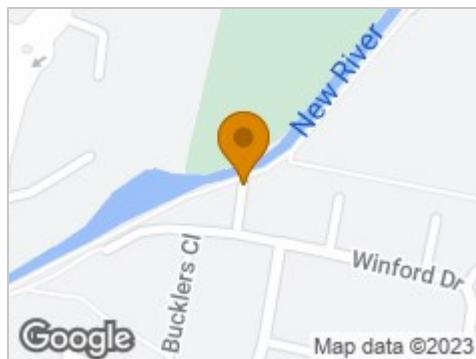
GARDEN OFFICE/STUDIO

12'6 x 11'4 (3.81m x 3.45m)

Two sets of double glazed double doors. Bamboo flooring. Sky light window. Recessed ceiling spotlights. Electric radiator.



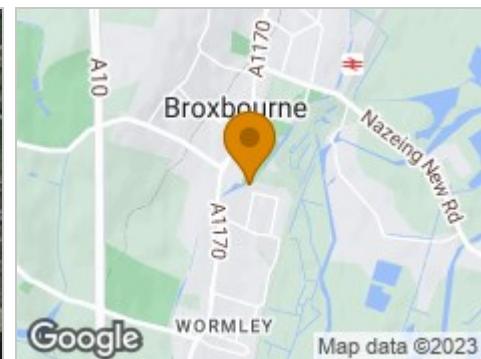
Road Map



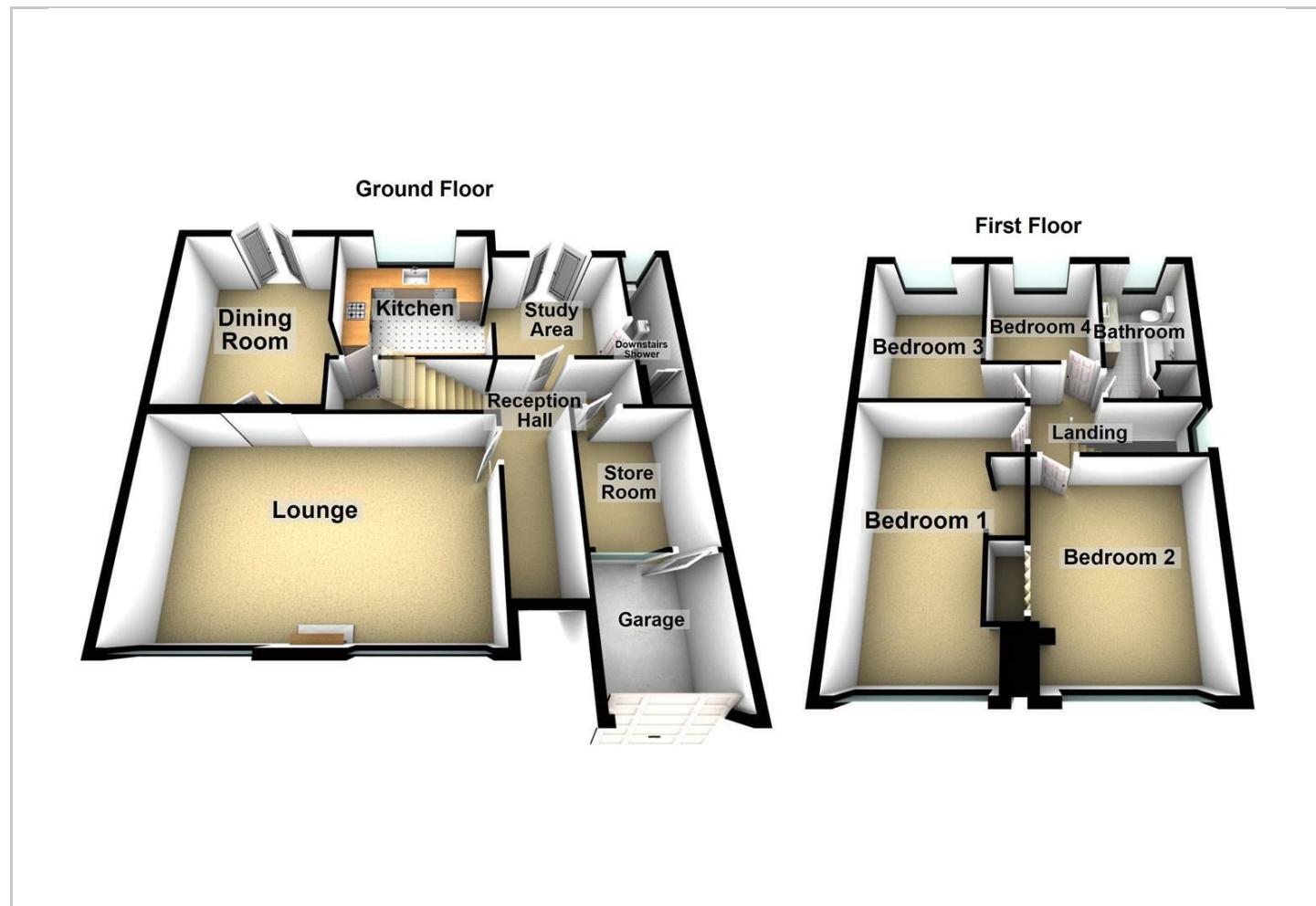
Hybrid Map



Terrain Map



Floor Plan

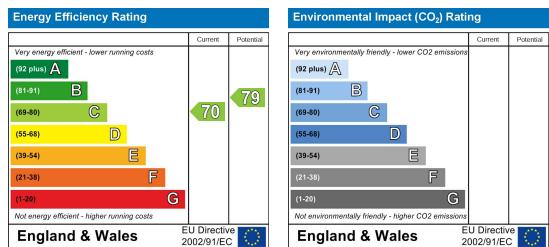


Viewing

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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