



KIRBY  
COLLETTI

## 125 Rowan Drive

Turnford, EN10 6HQ

**£425,000**



Kirby Colletti are pleased to offer this well presented Four Bedroom End Terraced House ideally situated within a short walk to Local Shops, Bus Routes, Broxbourne School, Hertford Regional College and just over a mile to Broxbourne Railway Station and Brookfield Farm Retail Park.

The property has the benefits of Gas Central Heating, uPVC Double Glazing, Re-Fitted Kitchen/Diner Bathroom, Cloakroom, Lounge and Gardens.

- Four Bedrooms
- Lounge
- Cloakroom
- Bathroom
- Gardens
- Close To All Amenities
- Re-Fitted Kitchen/Diner
- Gas Central Heating



## Accommodation

uPVC Double Glazed front door to:

### Entrance Lobby

7'11 x 5'10 (2.41m x 1.78m)

Large storage cupboard. Recessed spotlights. Laminate flooring. uPVC double glazed door to:

### Entrance Hall

21'10 x 6'2 (6.65m x 1.88m)

Stairs to first floor. Under stairs storage cupboard. Radiator. Laminate floor. Door to:

### Cloakroom

4'11 x 3 (1.50m x 0.91m)

Front aspect uPVC double window. White suite comprising low level W.C. Wash hand basin with tiled splash backs.

### Re-Fitted Kitchen/Diner

18'4 x 9'1 (5.59m x 2.77m)

Front aspect upvc double glazed window. Range of wall and base mounted units. Roll edged work surfaces. Inset one and half bowl single drainer stainless steel sink unit with mixer tap over. Plumbing for washing machine and dishwasher. Space for tumble dryer. Cooker point. Space for fridge/freezer. Radiator. Storage cupboard. Tiled floor. Doors to lounge.

### Lounge

15'8 x 13'6 (4.78m x 4.11m)

Rear aspect upvc double window and door to rear garden. Radiator. Television aerial point.

### First Floor Landing

12'11 x 6'2 (3.94m x 1.88m)

Access to partially boarded loft via loft ladder with light connected.

### Bedroom One

13'6 x 9'2 (4.11m x 2.79m)

Front aspect uPVC double glazed window. Radiator.

### Bedroom Two

12'9 x 9'1 (3.89m x 2.77m)

Rear aspect uPVC double glazed window. Radiator.

### Bedroom Three

9'8 x 6'2 (2.95m x 1.88m)

Rear aspect uPVC double glazed window. Radiator. Laminate floor.

### Bedroom Four

9'2 x 6'2 (2.79m x 1.88m)

Front aspect uPVC double glazed window. Radiator. Laminate floor.

### Bathroom

9'2 x 5'6 (2.79m x 1.68m)

White suite comprising panel enclosed bath. Wall mounted shower and shower screen. Pedestal wash hand basin. Low level W.C. Airing cupboard. Heated towel rail. Extractor fan.

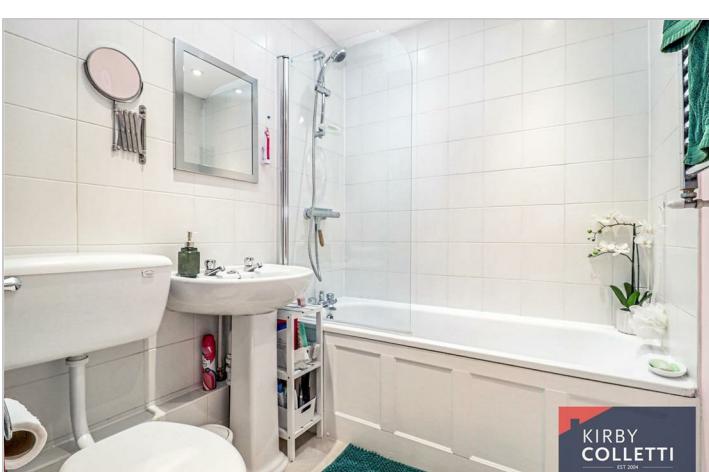
### Exterior

#### Rear Garden

Paved patio area with remainder laid to lawn. Well stocked shrub borders. Garden shed. Rear pedestrian access.

#### Front Garden

Brick retaining wall with path to front door.



## Road Map



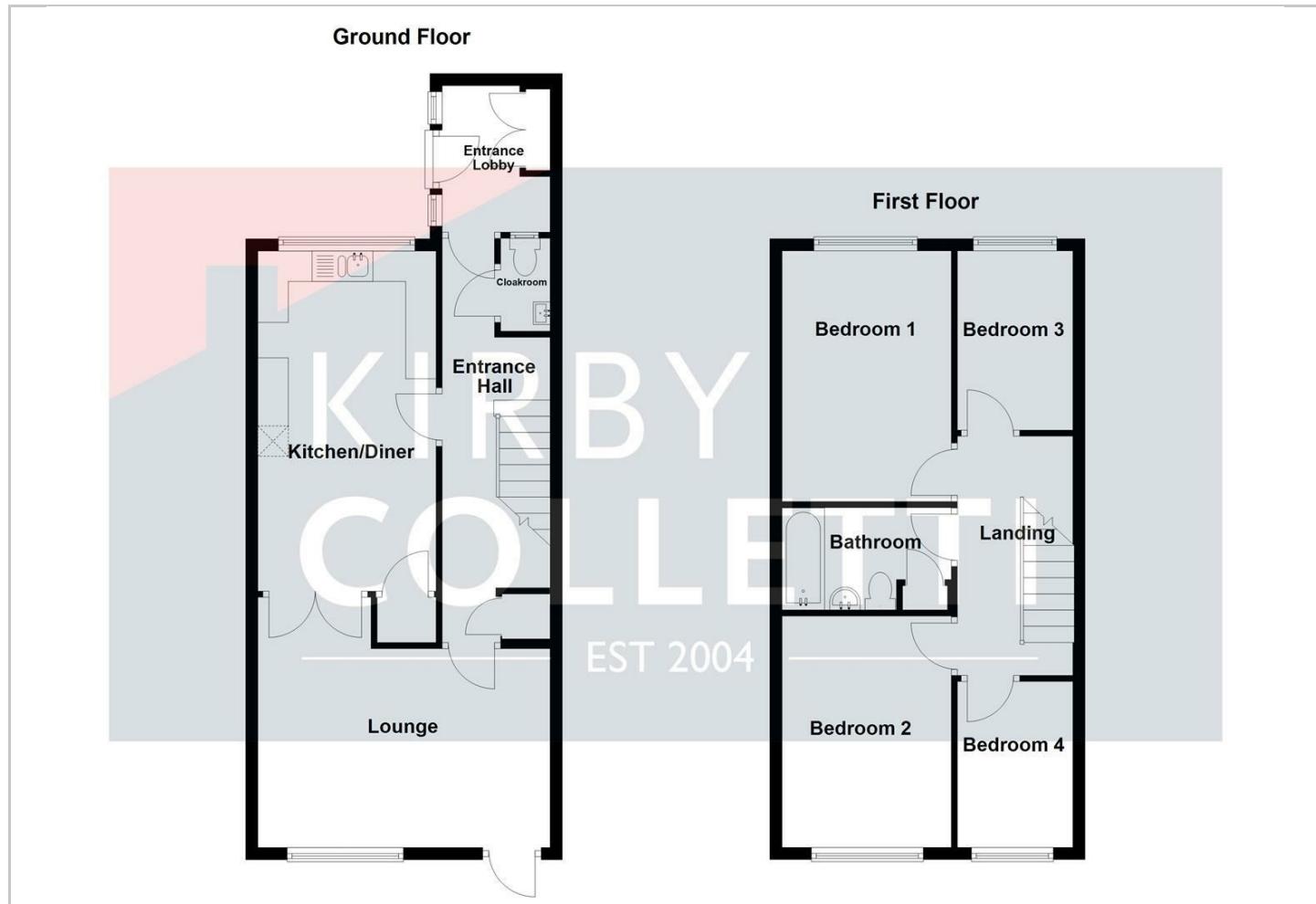
## Hybrid Map



## Terrain Map



## Floor Plan

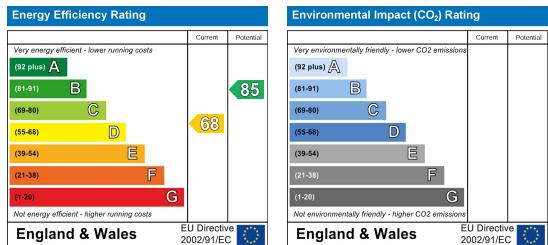


## Viewing

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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