



204 High Road

Broxbourne, EN10 6QF

Price £635,000



*** VENDOR SUITED *** KIRBY COLLETTI are pleased to offer this EXTENDED FOUR BEDROOM SEMI DETACHED HOUSE with the benefits of Three Reception Rooms, En-Suite Shower Room to Bedroom One, Re-Fitted Family Bathroom, Fitted Kitchen/Breakfast Room, Utility Room, 83ft West Facing Rear Garden, Garage and Off Street Parking For Several Cars.

Located within a short walk to the highly regarded Broxbourne School, New River /Lea Valley Park and Broxbourne Railway Station with its excellent service into London Liverpool Street & Stratford. Also just a short drive to A10/M25 and Brookfield Farm Retail Park.

- Four Bedrooms
- Utility Room
- Re-Fitted Bathroom
- Off Street Parking
- Three Reception Rooms
- 83ft West Facing Rear Garden
- Ground Floor W.C.
- 16ft Kitchen/Breakfast Room
- En Suite Shower Room
- Garage



ACCOMMODATION

uPVC double glazed front door to:

ENTRANCE HALL

28'3 x 9'10 max (8.61m x 3.00m max)

Stairs to first floor. Under stairs cupboard. Electric meter. Radiator. Multi panned doors to:

CLOAKROOM

5'11 x 3'9 (1.80m x 1.14m)

White suit comprising low level W.C. Wash hand basin. Radiator.

DINING ROOM

15'6 x 11'10 (4.72m x 3.61m)

Front aspect uPVC double glazed window. Radiator. Coved ceiling.

LOUNGE

22'1 x 12'5 (6.73m x 3.78m)

Rear aspect sliding double glazed patio doors. TV point. Double radiator. Feature electric fireplace. Coved ceiling. Door to:

STUDY

9'6 x 6'2 (2.90m x 1.88m)

Rear aspect uPVC double glazed window. Radiator.

KITCHEN/BREAKFAST ROOM

16'5 x 9'2 (5.00m x 2.79m)

Rear aspect uPVC double glazed windows and doors to rear garden. Range of wall and base units with rolled edge work surfaces. Inset single drainer stainless steel sink unit with mixer tap over. Built in NEFF gas four ring hob with NEFF oven below. Extractor hood over. Plumbing for washing machine. Space for fridge. Radiator. Door :

UTILITY ROOM

7 x 5'10 (2.13m x 1.78m)

Wall and base mounted units with rolled edge work surfaces over. Space for freezer.

FIRST FLOOR LANDING

Loft access. Cupboard housing gas central boiler.

BEDROOM ONE

13'10 x 11'5 (4.22m x 3.48m)

Two front aspect uPVC double glazed windows. Dado rail. Range of fitted wardrobes to one wall. Airing cupboard. Door to:

EN SUITE SHOWER ROOM

6'4 x 5 (1.93m x 1.52m)

Front aspect uPVC double glazed window. White suite comprising shower unit. Low level W.C. Pedestal wash hand basin. Fully tiled walls. Dado rail.

BEDROOM TWO

12'1 x 11'3 (3.68m x 3.43m)

Rear aspect uPVC double glazed window. Dado rail.

BEDROOM THREE

15'5 x 11'4 max (4.70m x 3.45m max)

Rear aspect uPVC double glazed window. Dado rail.

BEDROOM FOUR

8'3 x 8 (2.51m x 2.44m)

Rear aspect uPVC double glazed window. Radiator.

RE-FITTED BATHROOM

10'11 x 6'5 (3.33m x 1.96m)

Side aspect uPVC double glazed window. White suit comprising panelled bath with mixer tap and shower attachment over. Low level W.C. Wash hand basin with cupboard below. Radiator with heated towel rail. Fully tiled walls.

OUTSIDE

REAR GARDEN

83 ft West facing rear garden. Paved patio area with remainder laid to lawn. Shrub boards. Garden shed. Outside lights. Water tap.

FRONT GARDEN

Off street parking for several cars. Outside lighting. Raised shrub borders.

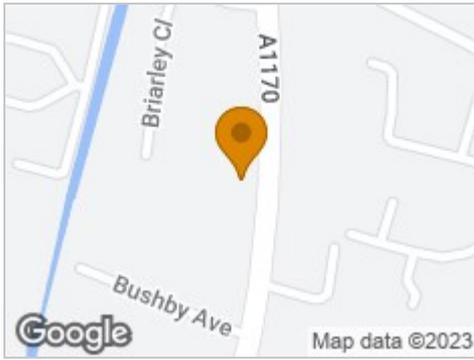
INTEGRAL GARAGE

16 x 9 (4.88m x 2.74m)

Up and over door. Light and power connected. Door to Hallway.



Road Map



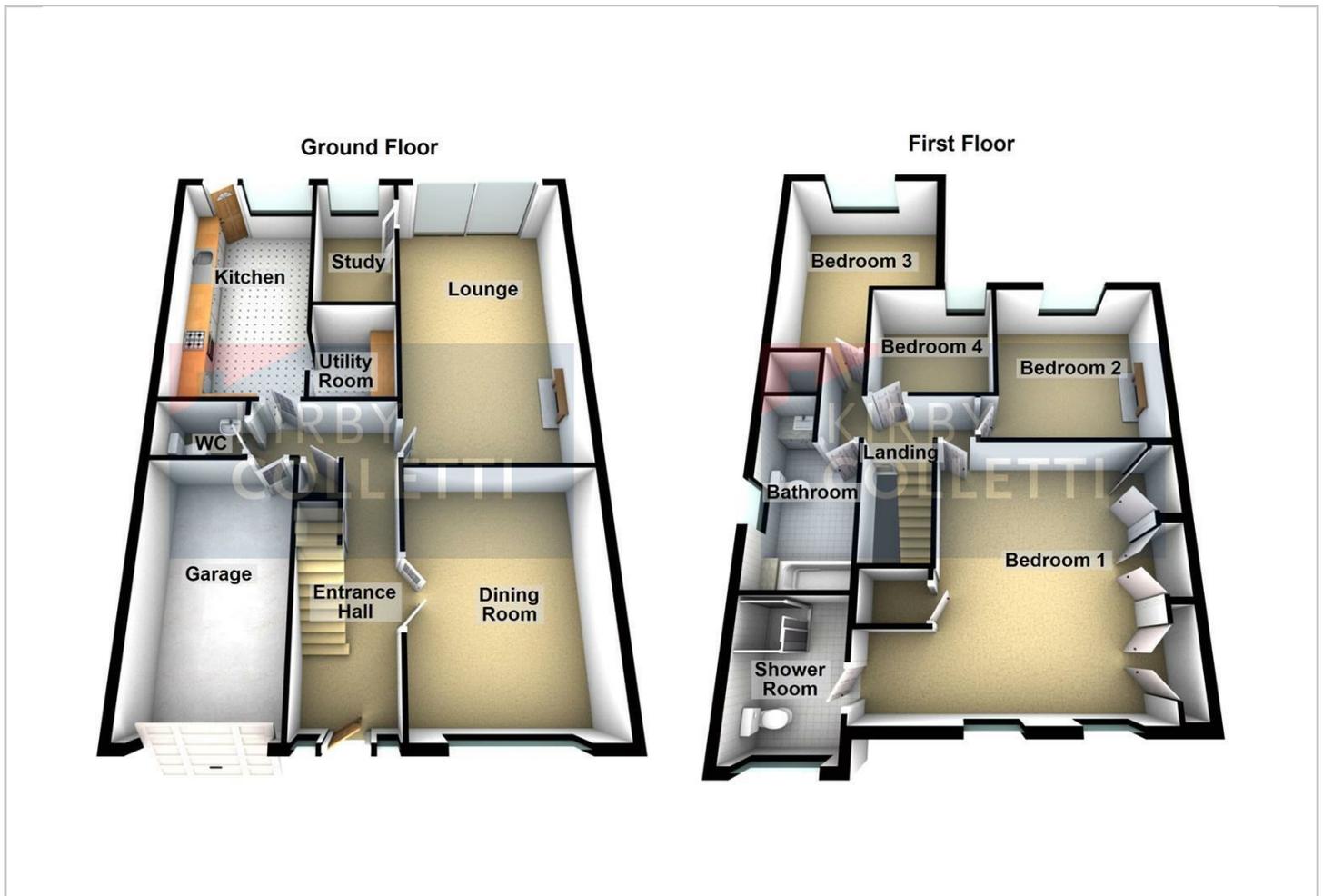
Hybrid Map



Terrain Map



Floor Plan

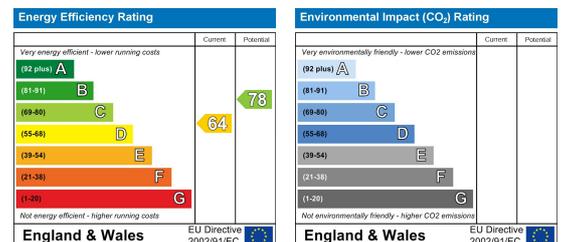


Viewing

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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