



## 108a Old Nazeing Road

Broxbourne, EN10 6QY

**Price £539,950**



**OFFERED CHAIN FREE!!** KIRBY COLLETTI are delighted to bring to market this immaculately presented THREE BEDROOM SEMI DETACHED HOUSE situated in this highly regarded road being with a short stroll to the River Lea and Broxbourne Railway Station.

This deceptively spacious family home offers Lounge/Diner, Re Fitted Kitchen, Re Fitted Bath/Shower Room/W.C., Gas Heating With Worcester Combi Boiler, uPVC Double Glazing, Ground Floor W.C, 40ft Secluded Rear Garden, Parking To Front and Integral Garage

- NO UPWARD CHAIN
- RE-FITTED KITCHEN
- 40ft REAR GARDEN
- IMMACULATELY PRESENTED THREE BEDROOM SEMI DETACHED
- RE-FITTED BATH/SHOWER ROOM
- AMPLE PARKING & INTEGRAL GARAGE
- LOUNGE/DINER
- GAS HEATING WITH MODERN COMBI BOILER
- SHORT WALK TO BROXBOURNE RAILWAY STATION



## ACCOMMODATION

Entrance door to:

### ENTRANCE LOBBY

3'4 x 3'1 (1.02m x 0.94m )

Door to Lounge/Diner and door to:

### GROUND FLOOR W.C

4'2 x 3'1 (1.27m x 0.94m )

Side aspect uPVC double glazed window. Fully tiled walls' Low level W.C. Wash hand basin. Radiator.

### LOUNGE/DINER

25 max x 18'5 at widest point (7.62m max x 5.61m at widest point)

Front aspect uPVC double glazed window and rear aspect sliding patio door to rear garden. Understairs storage cupboard. Stairs up to first floor. Radiator. Two wall light points. Archway to:

### RE FITTED KITCHEN

9'1 x 7'10 (2.77m x 2.39m)

Rear aspect uPVC double glazed window. Range of re-fitted cream unit with stone worksurfaces over. Integrated dishwasher. Integrated washing machine. Integrated fridge/freezer. Built in electric oven and hob with extractor canopy above. Ceramic tiled floor. Recessed ceiling spotlights.

### FIRST FLOOR LANDING

Side aspect uPVC double glazed window. Access to loft. Radiator.

### BEDROOM 1

13'10 into wardrobes x 9'4 (4.22m into wardrobes x 2.84m)

Front aspect uPVC double glazed window. Fitted wardrobes to one wall. Coved ceiling. Dado rail. Radiator.

### BEDROOM 2

9'5 x 9'5 (2.87m x 2.87m )

Rear aspect uPVC double glazed window. Built wardrobes. Coved ceiling. Radiator.

### BEDROOM 3

8'8 x 7'11 (2.64m x 2.41m )

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

### RE FITTED BATH/SHOWER ROOM

6'10 x 6'3 (2.08m x 1.91m)

Rear aspect uPVC double glazed window. White suite comprising panel enclosed bath with mixer tap, Unit incorporating wash hand basin with cupboard under and toilet with concealed cistern. Fully tiled shower cubicle. Chrome heated towel rail. Recessed ceiling spotlights.

### OUTSIDE

#### FRONT GARDEN

Drive providing parking for several cars and lawn are to side which could create further parking. Access to:

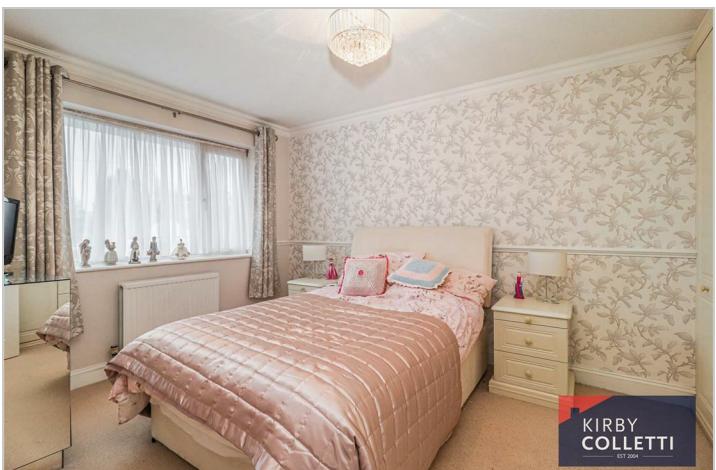
#### INTEGRAL GARAGE

16 x 8'5

Up and over.

#### REAR GARDEN

North/East Facing. Approx. 40ft deep x 25ft wide. Paved patio to immediate rear and further patio to rear of garden. Laid to lawn with flower and shrub borders. Outside tap. Outside light. Pedestrian side access.



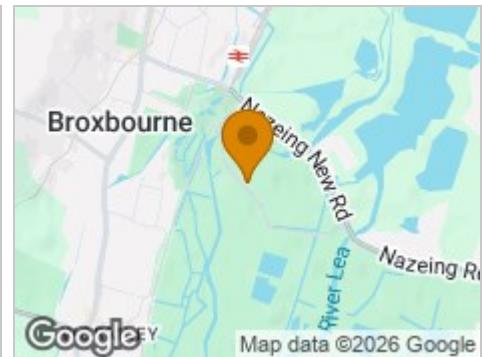
## Road Map



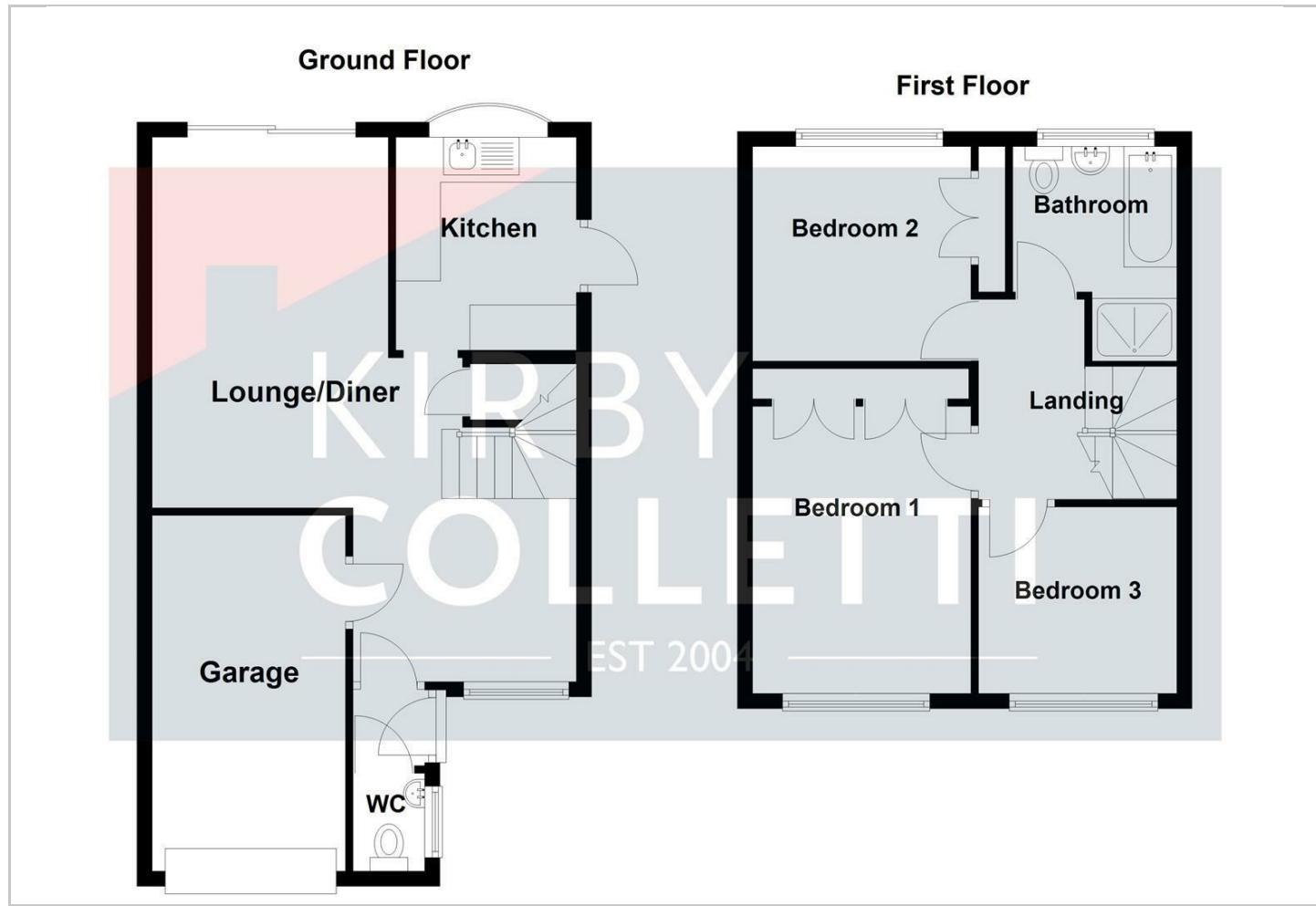
## Hybrid Map



## Terrain Map



## Floor Plan

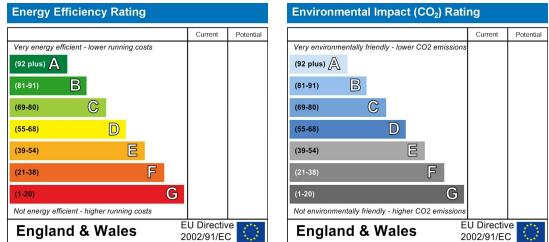


## Viewing

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

## Energy Efficiency Graph



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