

**KIRBY
COLLETTI**
EST 2004



49 Park Lane, Broxbourne, EN10 7PH

Price £895,000



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- Detached House
- Two Reception Rooms
- Cloakroom
- Family Bathroom
- Garage & Ample Parking
- Four Bedrooms
- Kitchen
- En Suite Shower Room
- 80ft Secluded Rear Garden
- Sought After Location

KIRBY COLLETTI are pleased to offer this well maintained Individual Four Bedroom Detached House situated in this highly sought after location which is within a short walk to excellent Primary & Secondary Schooling, Local Shops & Restaurants, Broxbourne Railway Station with its excellent service into London and a short drive to the Hertfordshire Golf & Country Club.

The property offers a Spacious Lounge/Dining Room, Kitchen/Breakfast Room, Study, Downstairs W.C, Family Bathroom, En Suite Shower Room, 80ft Secluded Rear Garden, Garage and Ample Parking To Front.. Internal viewing is recommended.



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Accommodation

Split Level Entrance Hall

Cloakroom 7'4 x 4'5 (2.24m x 1.35m)

Study 10'8 x 7'10 (3.25m x 2.39m)

Lounge/Dining Room
23'6 max x 16'8 max (7.16m max x 5.08m max)

Kitchen/Breakfast Room 13'7 x 10'2 (4.14m x 3.10m)

First Floor Landing

Bedroom One 15 x 10'10 (4.57m x 3.30m)

En Suite Shower Room 6'7 x 5'11 (2.01m x 1.80m)

Bedroom Two 14'9 x 10'9 (4.50m x 3.28m)

Bedroom Three 10'9 x 10'5 (3.28m x 3.18m)

Bedroom Four 8'2 x 7'3 (2.49m x 2.21m)



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Family Bathroom

9'4 x 5'10 (2.84m x 1.78m)

Exterior

Rear Garden

Front Garden

Garage

19'6 x 8'8 (5.94m x 2.64m)

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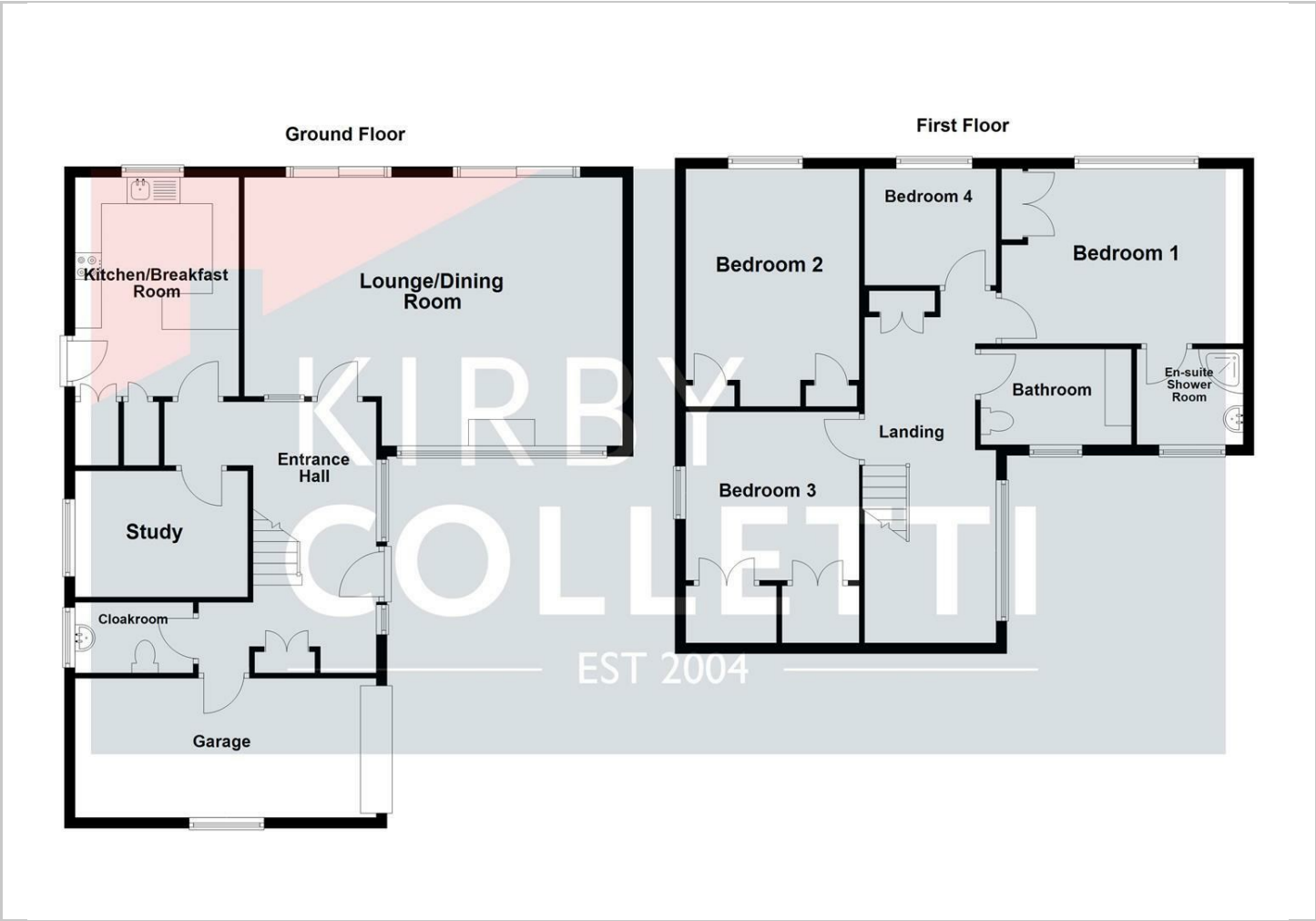
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Floor Plans

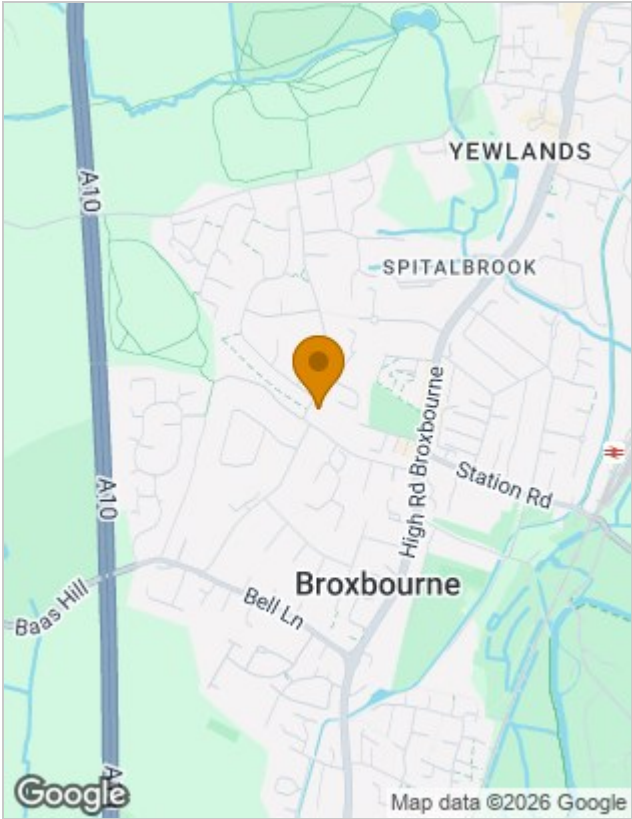


Viewing

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

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Location Map



Energy Performance Graph

