



65 Trafalgar Avenue

Broxbourne, EN10 7DL

Price £725,000



KIRBY COLLETTI are delighted to offer this superbly presented EXTENDED FOUR DOUBLE BEDROOM SEMI DETACHED HOUSE. Situated in a cul de sac in this highly regarded residential location. Ideally located within the catchment of outstanding schooling and a short walk to Locals Shops, Restaurants, Parks, River Lea and Broxbourne Sports Club & Broxbourne Railway Station with it's excellent service into London.

Some of many features include Bay Fronted Lounge, Dining Room, Spacious Kitchen/Breakfast Room, Ground Floor W.C., 70ft Rear Garden, Bathroom & Separate Shower Room, Integral Garage and Ample Parking.

- SUPERBLY PRESENTED
- 4 DOUBLE BEDROOM EXTENDED SEMI • 2 RECEPTION ROOMS
- LARGE KITCHEN/BREAKFAST ROOM
- GROUND FLOOR W.C
- 70ft REAR GARDEN
- BATHROOM & SEPARATE SHOWER ROOM
- CATCHMENT FOR OUTSTANDING SCHOOLING
- SHORT WALK TO BROXBORNE RAILWAY STATION
- SOUGHT AFTER CUL DE SAC



ACCOMMODATION

Entrance door to:

PORCH

Door to:

RECEPTION HALL

14'4 x 5'11 (4.37m x 1.80m)

Coved ceiling. Radiator with decorative cover. Under stairs storage cupboard.

LOUNGE

14 x 12'1 (4.27m x 3.68m)

Front aspect uPVC double glazed window. Coved ceiling. Radiator. Feature fireplace. Laminated wood flooring.

DINING ROOM

12 into recess x 11'9 (3.66m into recess x 3.58m)

Rear aspect uPVC double glazed window and double doors to rear garden. Coved ceiling. Picture rail. Radiator with decorative cover. Laminated wood flooring.

KITCHEN/BREAKFAST ROOM

16'9 x 16'3 at widest points (5.11m x 4.95m at widest points)
Two rear aspect uPVC double glazed window's and door to rear garden. Range of Light wood fronted wall and base units with rolled edge work surfaces over. Single drainer sink unit. Plumbing for washing machine and dishwasher. Space for range style cooker. Radiator, Recessed ceiling spotlights. Door to Integral Garage. Door to:

GROUND FLOOR W.C.

3'10 x 2'8 (1.17m x 0.81m)

Side aspect uPVC double glazed window. Low level W.C. Wash hand basin. Fully tiled walls and Floor. Chrome heated towel rail.

LANDING

Access to loft.

BEDROOM 1

17 max x 8'1 (5.18m max x 2.46m)

Rear aspect uPVC double glazed window. Paneled walls. Radiator.

BEDROOM 2

13'2 into bay x 10'9 (4.01m into bay x 3.28m)

Front aspect uPVC double glazed bay window. Radiator.

BEDROOM 3

16'3 x 8'9 (4.95m x 2.67m)

Two front aspect uPVC double glazed windows. Radiator.

BEDROOM 4

11'10 x 10'2 (3.61m x 3.10m)

Rear aspect uPVC double glazed window. Radiator.

BATHROOM/W.C

7'9 x 5'7 (2.36m x 1.70m)

Two rear aspect uPVC double glazed windows. Fully tiled walls and floor. Corner bath with mixer tap and shower attachment. Low level W.C. Pedestal wash hand basin. Chrome heated towel rail. Recessed ceiling spotlights.

SHOWER ROOM

8'1 x 5'1 (2.46m x 1.55m)

Side aspect uPVC double glazed window. Fully tiled walls and floor. Fully tiled shower cubicle. Low level W.C. Pedestal wash hand basin. Chrome heated towel rail.

OUTSIDE

FRONT GARDEN

Block paved drive providing off street parking and access to:

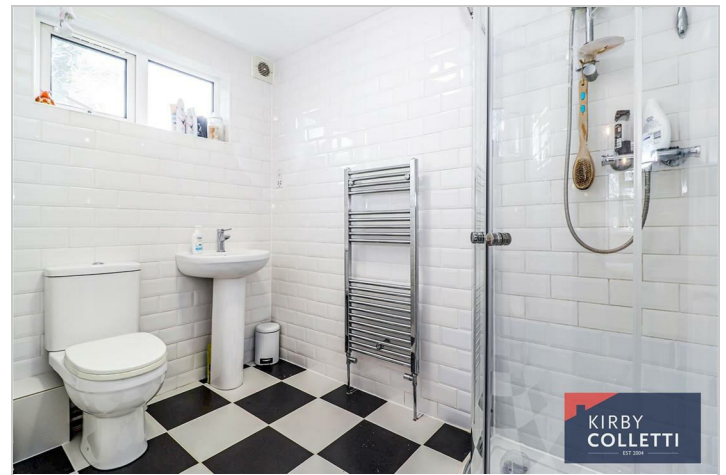
INTEGRAL GARAGE

17'3 x 8'1 (5.26m x 2.46m)

Up and over door. Power and light connected.

REAR GARDEN

70ft East facing rear garden. Block paved patio leading to large lawn with rear decked terraced area. Outside tap. Outside light.



Road Map



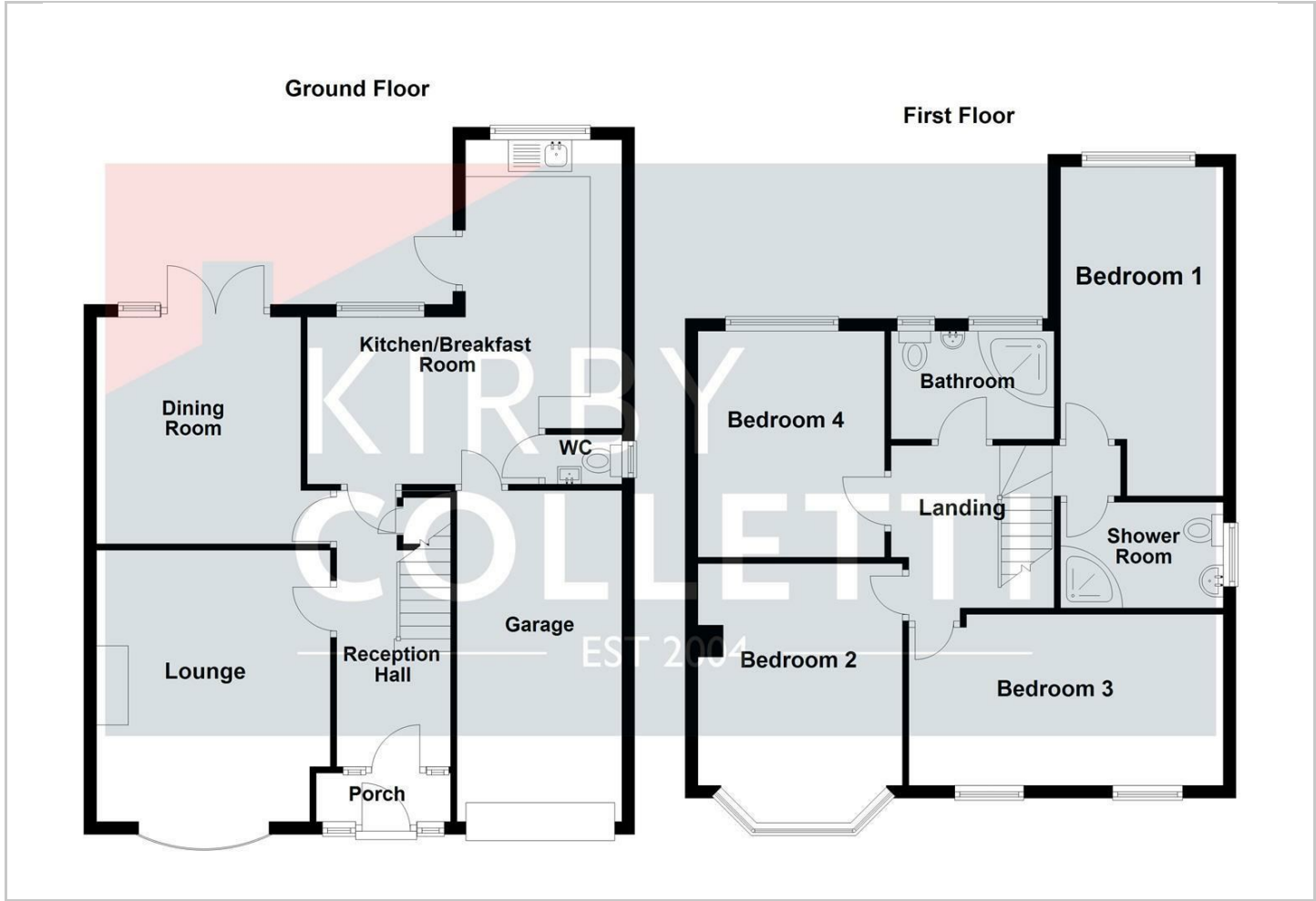
Hybrid Map



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

