

KIRBY
COLLETTI

EST 2004



6 Pulham Avenue, Broxbourne, EN10 7TB

Guide Price £995,000





6 Pulham Avenue

Broxbourne, EN10 7TB

- FIVE BEDROOM DETACHED HOUSE
- THREE RECEPTION ROOMS
- CLOAKROOM
- EN SUITE TO BEDROOM TWO
- 72FT REAR GARDEN
- HIGHLY REGARDED LOCATION
- KITCHEN / BREAKFAST ROOM
- EN SUITE TO BEDROOM ONE
- BATHROOM/W.C
- DOUBLE GARAGE

Kirby Colletti are delighted to offer this SUPERBLY PRESENTED FIVE BEDROOM DETACHED HOUSE situated in this highly regarded residential location. Conveniently located for excellent schooling, Hertfordshire Golf & Country Club, Paradise Wild Life Park ,Local Shops/Restaurants and Broxbourne Railway Station.

Some of the features include 21ft Lounge, Dining Room, Cloakroom, Study, Kitchen/Breakfast Room, Utility Room, 72ft Rear Garden, Master Bedroom with En suite Shower room, Bedroom Two with En Suite Shower room, Bathroom/W.C. , Double Garage and Off Street Parking for Several Vehicles.

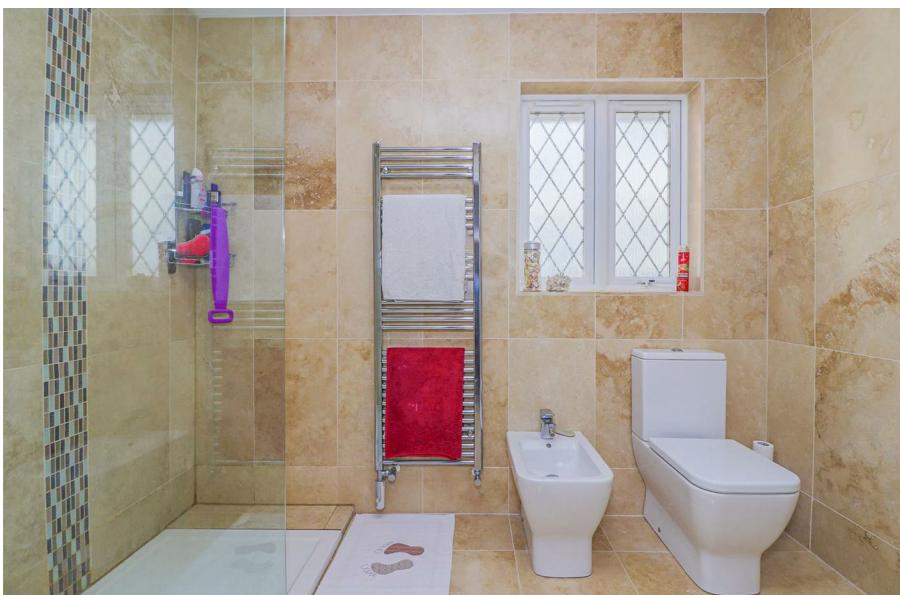


ACCOMMODATION

ENTRANCE HALL	15'8 x 8'3 (4.78m x 2.51m)
CLOAKS ROOM	5'1 x 2'10 (1.55m x 0.86m)
STUDY	10 x 8'9 (3.05m x 2.67m)
LOUNGE	21'8 x 12'11 (6.60m x 3.94m)
DINING ROOM	14'9 x 12'4 (4.50m x 3.76m)
KITCHEN / BREAKFAST ROOM	19'1 x 12'5 (5.82m x 3.78m)
UTILITY ROOM	6'9 x 6'4 (2.06m x 1.93m)
FIRST FLOOR LANDING	14'7 x 9 (4.45m x 2.74m)
BEDROOM ONE	19'4 x 13 (5.89m x 3.96m)
EN SUITE SHOWER ROOM	8'11 x 6'2 (2.72m x 1.88m)
BEDROOM TWO	15'4 max x 10'1 (4.67m max x 3.07m)



EN SUITE SHOWER ROOM	6'8 x 5'8 (2.03m x 1.73m)
BEDROOM THREE	16'10 x 9'7 (5.13m x 2.92m)
BEDROOM FOUR	12'3 x 12'1 (3.73m x 3.68m)
BEDROOM FIVE	12'2 x 9'6 (3.71m x 2.90m)
BATHROOM	8'8 x 6'2 (2.64m x 1.88m)
EXTERIOR	
REAR GARDEN	
FRONT GARDEN	
DOUBLE GARAGE	16'7 x 16'7 (5.05m x 5.05m)

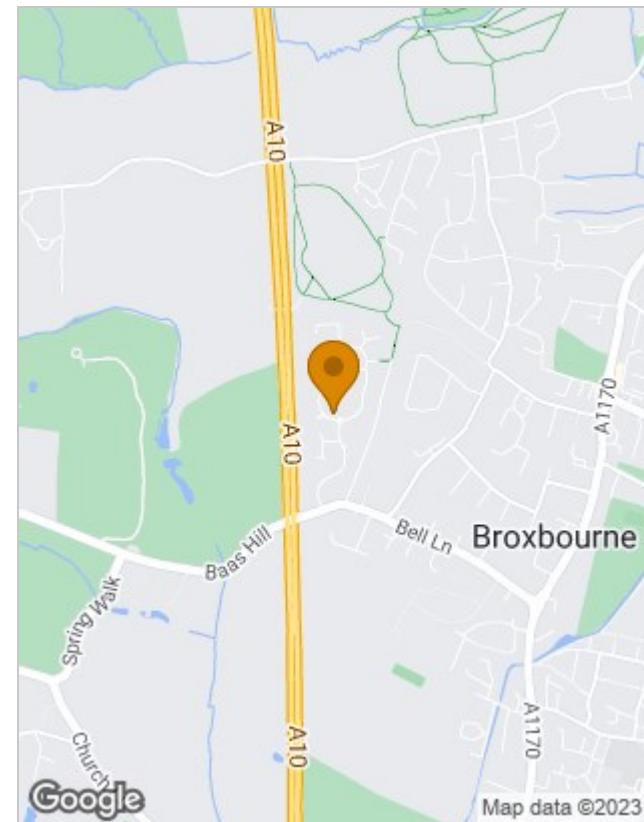




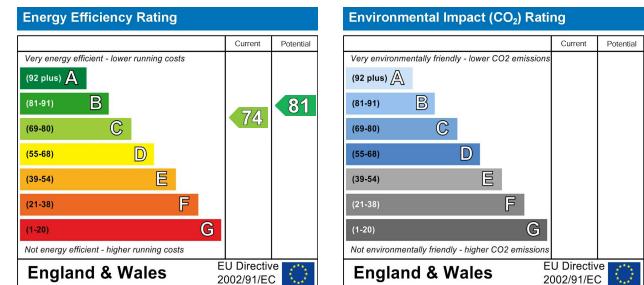
Floor Plans



Location Map



Energy Performance Graph



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.