



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

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







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

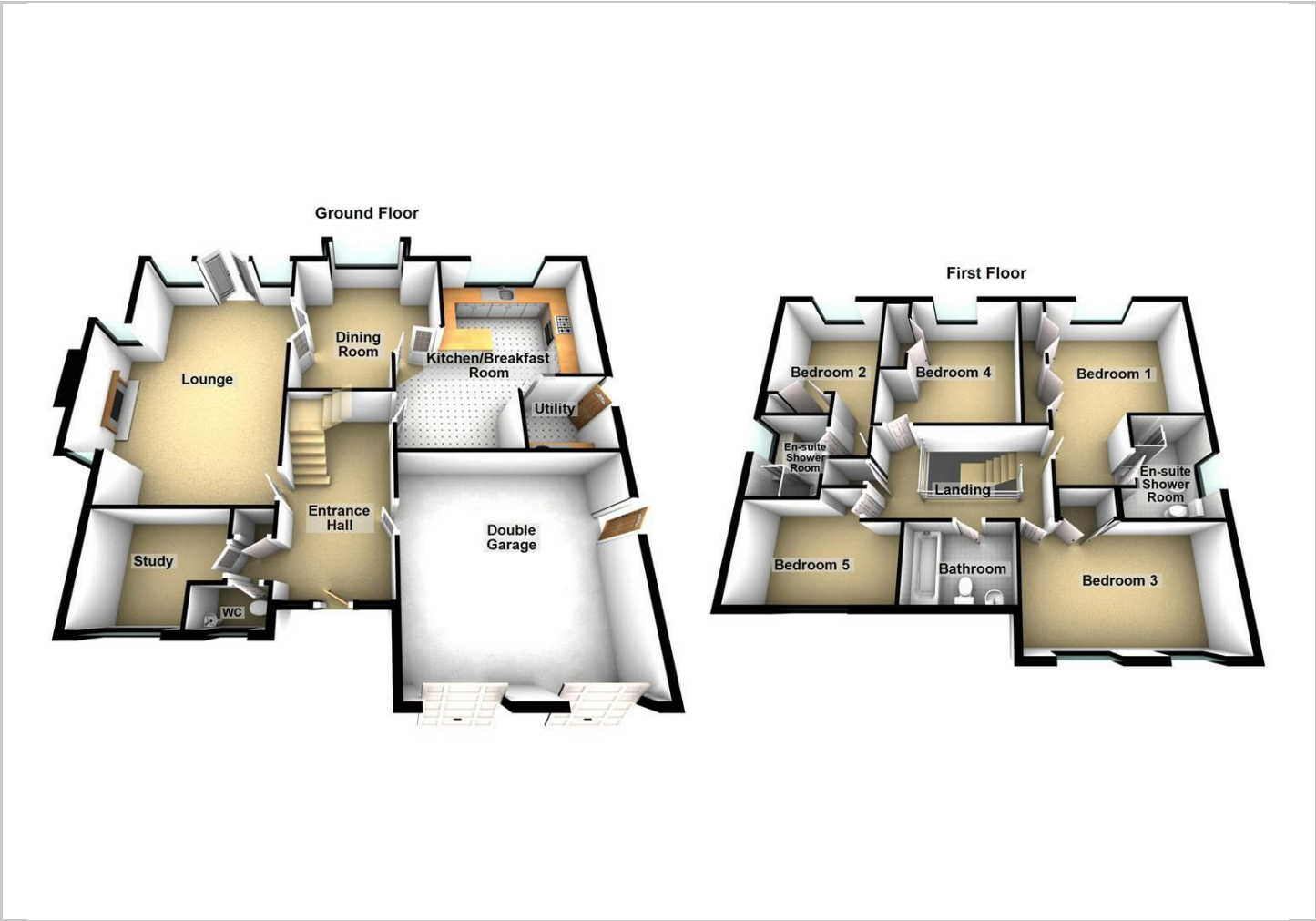








Floor Plans



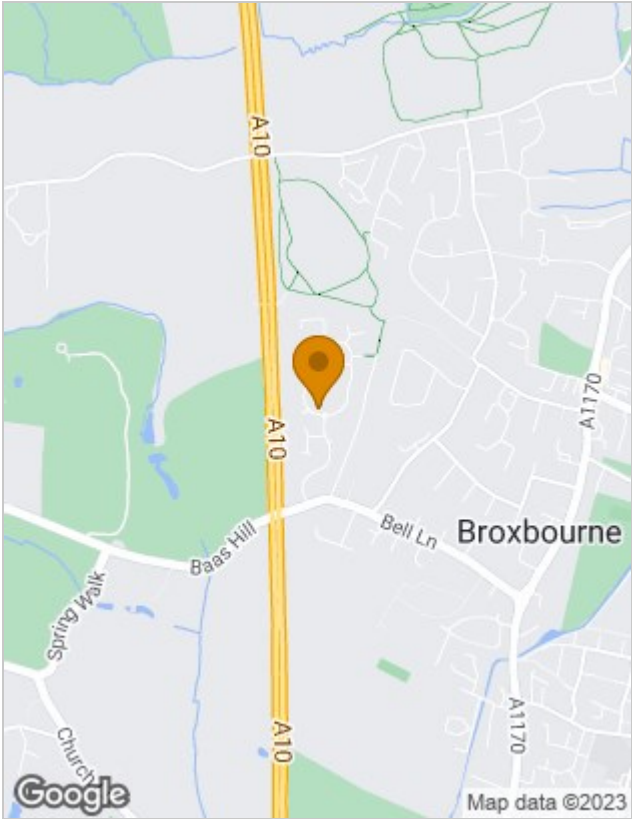
Viewing

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.

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Location Map



Energy Performance Graph

