

**KIRBY
COLLETTI**

EST 2004



Tracks, 13 Mckenzie Road, Broxbourne, EN10 7JQ

Price £950,000

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- SUBSTANTIAL 1930's SIX BEDROOM DETACHED HOUSE
- DINING ROOM
- CONSERVATORY
- TWO EN SUITE BATHROOMS
- 60ft x 47ft WEST FACING REAR GARDEN
- LOUNGE
- SITTING ROOM
- KITCHEN & UTILITY ROOM
- FAMILY BATHROOM
- INTEGRAL DOUBLE GARAGE & AMPLE PARKING

KIRBY COLLETTI are delighted to market this SUBSTANTIAL 1930's SIX BEDROOM DETACHED HOUSE which is located in this highly regarded residential road, being within a short walk to Local Shops/Restaurants, River Lee, Parks, Broxbourne Railway Station and also in the catchment of Outstanding Schooling.

Some of the many features include Lounge, Dining Room, Sitting Room, Conservatory, Kitchen & Utility Room, Two En Suite Bathrooms, Family Bathroom, Ground Floor W.C, 60' x 47' West Facing Rear Garden, Double Integral Garage and Large Gated Drive providing Ample off Street Parking.

Price £950,000



ACCOMMODATION

RECEPTION HALL	17'2 x 8 max (5.23m x 2.44m max)
W.C	4'1 x 3'10 (1.24m x 1.17m)
LOUNGE	14'4 into bay x 11'5 (4.37m into bay x 3.48m)
DINING ROOM	14'1 x 12'1 (4.29m x 3.68m)
SITTING ROOM	16'6 x 11'9 (5.03m x 3.58m)
CONSERVATORY	11'7 x 11'4 (3.53m x 3.45m)
KITCHEN	13'3 x 7'10 (4.04m x 2.39m)
UTILITY ROOM	7'7 x 7 (2.31m x 2.13m)
FIRST FLOOR LANDING	24 x 9 max (7.32m x 2.74m max)
BEDROOM ONE	16'5 into wardrobe x 12 (5.00m into wardrobe x 3.66m)
EN SUITE BATHROOM/W.C	7 x 6'8 (2.13m x 2.03m)
BEDROOM TWO	16'5 x 10'6 (5.00m x 3.20m)





EN SUITE BATHROOM 7 x 5'6 (2.13m x 1.68m)

BEDROOM THREE
14'4 into bay x 11'10 into wardrobe (4.37m into bay x 3.61m into wardrobe)

BEDROOM FOUR (CONVERTED TO A DRESSING ROOM)
11'9 x 9'8 (3.58m x 2.95m)

BEDROOM FIVE 8'3 x 8 (2.51m x 2.44m)

BATHROOM/W.C 8'5 x 7'11 (2.57m x 2.41m)

2ND FLOOR LANDING 9'11 x 4'4 (3.02m x 1.32m)

BEDROOM SIX/LOFT ROOM
26'4 x 11'5 max (8.03m x 3.48m max)

OUTSIDE

REAR GARDEN

FRONT GARDEN

DOUBLE GARAGE 17'9 x 16'6 (5.41m x 5.03m)

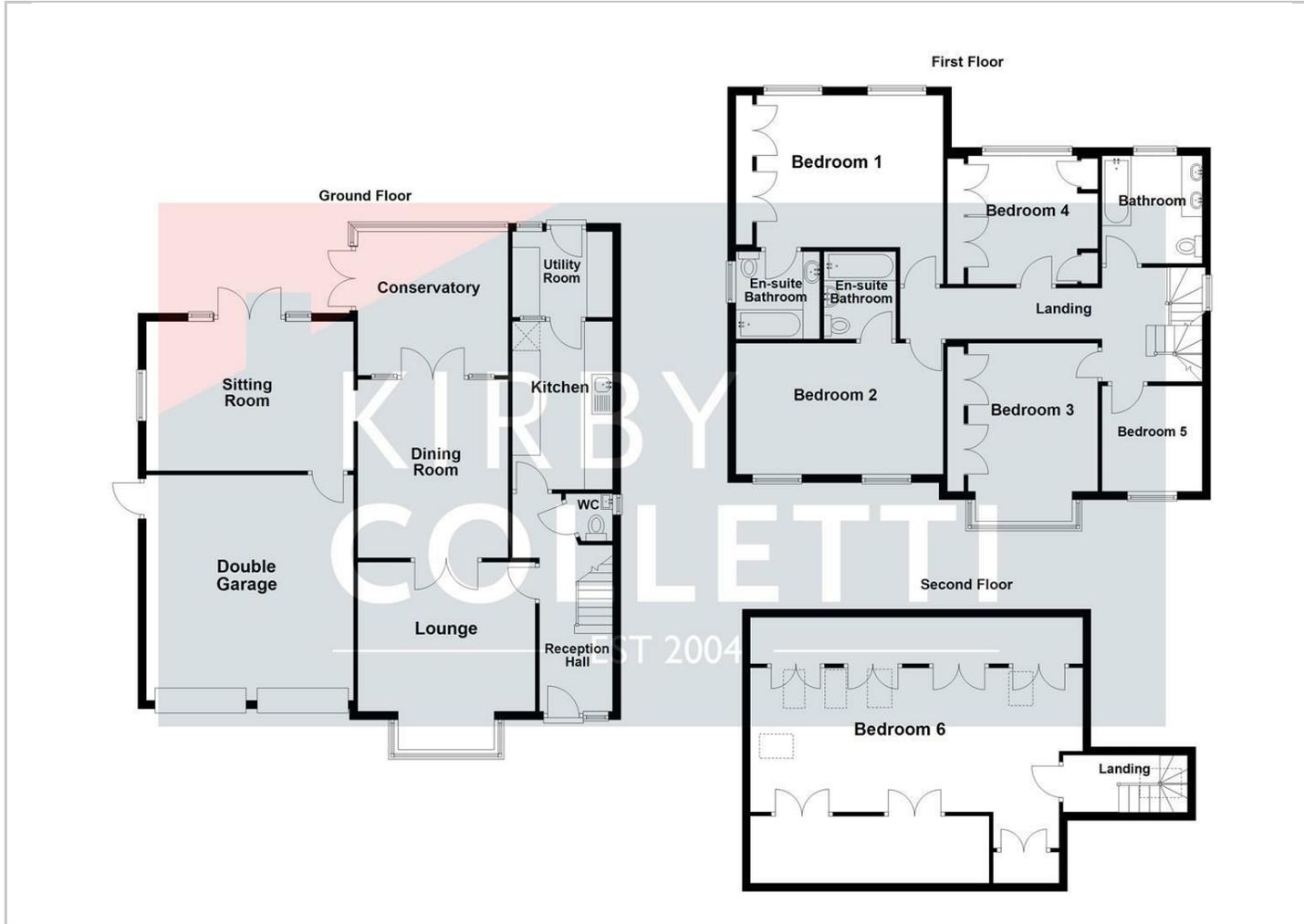




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Floor Plans



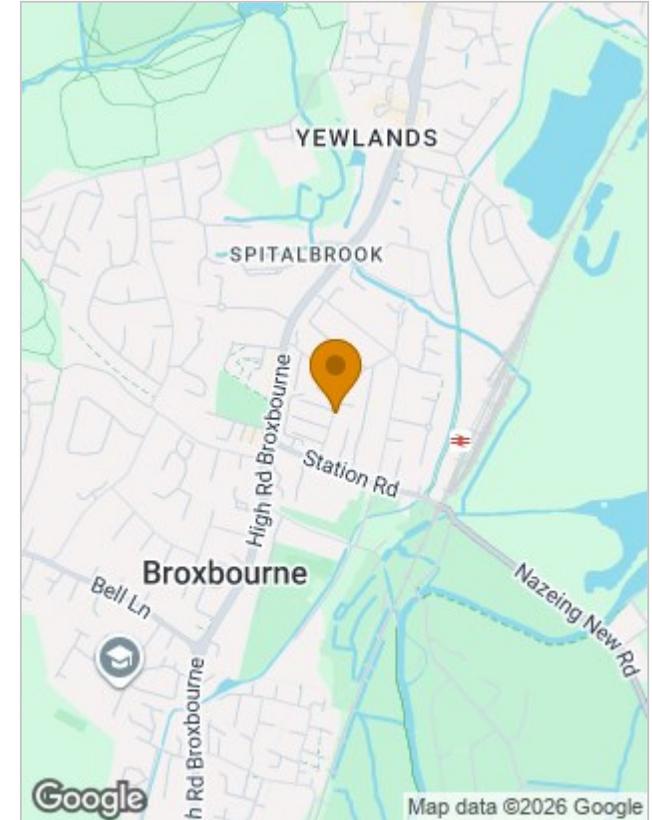
Viewing

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.

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Location Map



Energy Performance Graph

