



18 Ashbourne Road

Broxbourne, EN10 7DF

Guide Price £575,000



****CHAIN FREE!**** Kirby Colletti are pleased to offer this **FOUR BEDROOM SEMI DETACHED HOUSE** located within this sought after cul-de-sac in the heart of Broxbourne just a short walk to The Broxbourne School, Local Shops, Bus Stops, Restaurants and Broxbourne Station with its excellent service into London Liverpool Street.

The property offers a 27'6"ft Lounge/Dining Room Fitted Kitchen, Ground Floor Cloakroom, West Facing Rear Garden, uPVC Double Glazing, Gas Heating To Radiators, Garage and Off Street Parking for several vehicles.

- Chain Free!
- Kitchen
- West Facing Garden
- Easy access to Schools/Station
- Four Bedrooms
- Cloakroom
- Garage
- Lounge/Dining Room
- Bathroom
- Off Street Parking



Accommodation

uPVC Double glazed front door to:

Entrance Hall

3'10" x 2'10" (1.17m" x 0.86m")

Door to:

Lounge/Dining Room

27'6" x 11'6" (8.38m" x 3.51m")

Dual aspect uPVC double glazed windows. Two radiators. Feature fireplace. Stairs to first floor. Television aerial point. Coved ceiling. Door to:

Kitchen

10'8" x 8'8" (3.25m" x 2.64m")

Rear aspect uPVC double glazed window and door to rear garden. Range of wall and base mounted units. Roll edged work surfaces. Inset single drainer one and half bowl sink unit with mixer tap over. Cooker point. Extractor hood over. Space for larder fridge. Cupboard housing combi boiler. Walls fully tiled. Tiled floor. Radiator. Door to:

Rear Lobby

3'2" x 2'9" (0.97m" x 0.84m")

Tiled floor. Doors to Cloakroom and Garage.

Cloakroom

5'6" x 3'3" (1.68m" x 0.99m")

White suite comprising Low level W.C. Wash hand basin. Radiator. Extractor fan. Tiled floor.

First Floor Landing

9'1" x 2'11 (2.77m" x 0.89m)

Loft access. Doors to bedrooms and bathroom.

Bedroom One

13'4" x 11'5" (4.06m" x 3.48m")

Front aspect uPVC double glazed window. Radiator.

Fitted wardrobes on two walls. Concealed access to fully tiled shower cubicle. Extractor fan.

Bedroom Two

11'5" x 10'5" (3.48m" x 3.18m")

Rear aspect uPVC double glazed window. Radiator. Fitted wardrobe .

Bedroom Three

10'5" x 8'9" (3.18m" x 2.67m")

Front aspect uPVC double glazed window. Radiator.

Bedroom Four

8'9" x 7'4" (2.67m" x 2.24m")

Rear aspect uPVC double glazed window. Radiator. Fitted wardrobe cupboard.

Bathroom

6'7" x 5'4" (2.01m" x 1.63m")

White suite comprising panel enclosed bath with mixer tap over. Wall mounted shower and shower screen. Low level W.C. Wash hand basin. Fully tiled walls. Tiled floor. Radiator. Extractor fan.

Exterior

Integral Garage

16'7" x 8'8" (5.05m" x 2.64m")

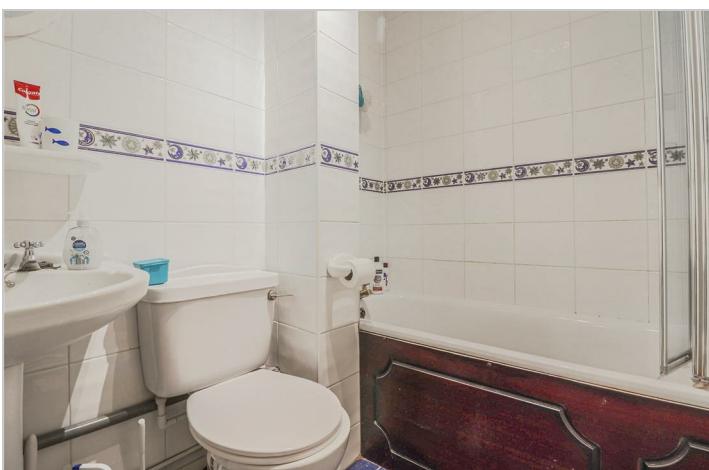
Up and over door. Light and power connected. Plumbing for washing machine.

Rear Garden

West facing. Block paved patio area. Lawn. Well stocked shrub borders. Garden shed. Side pedestrian access.

Front garden

Block paved driveway providing off street parking for two/three vehicles.



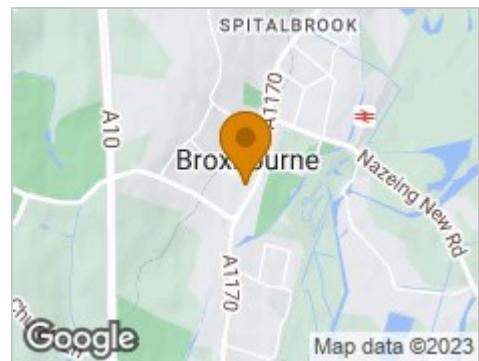
Road Map



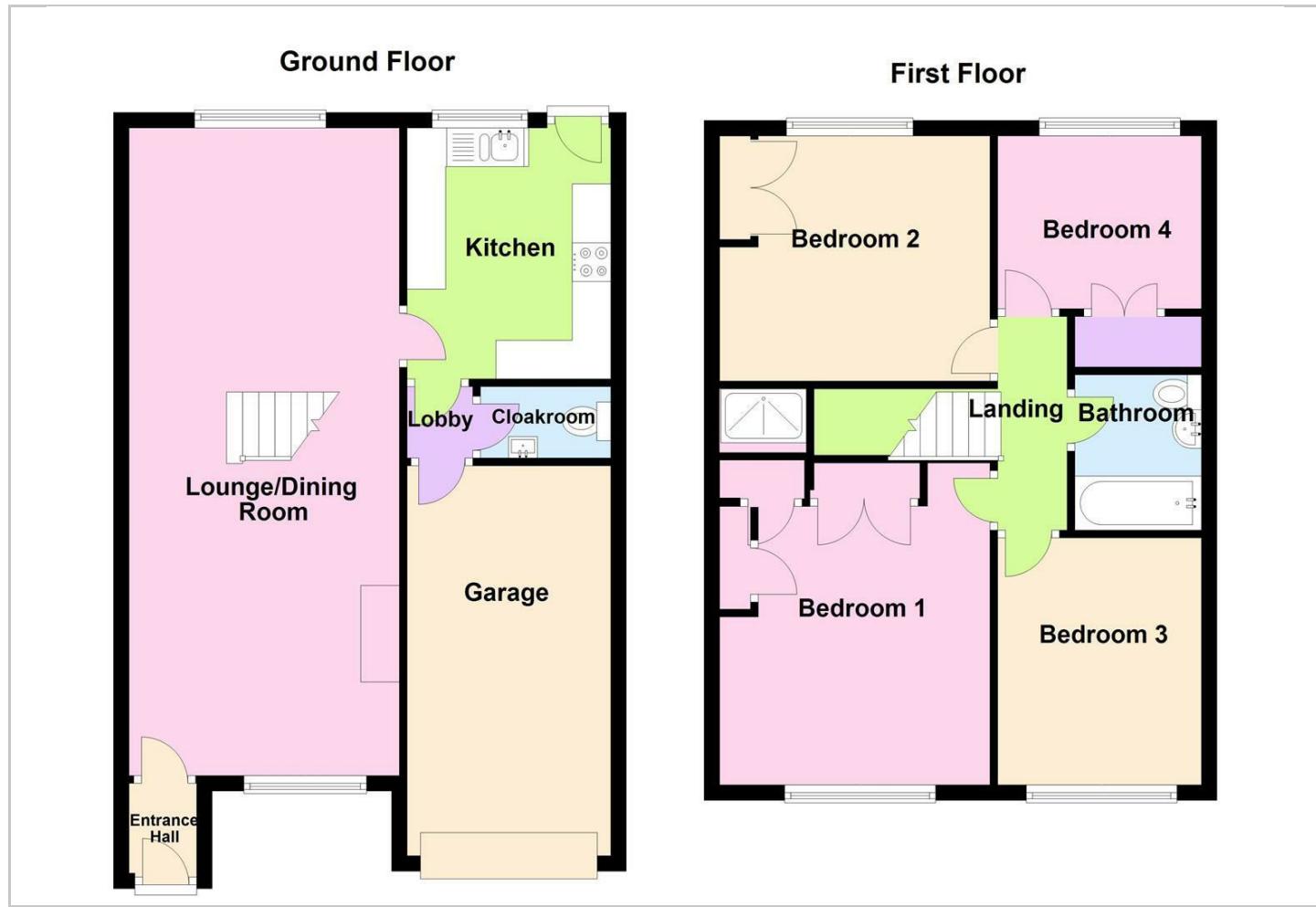
Hybrid Map



Terrain Map



Floor Plan

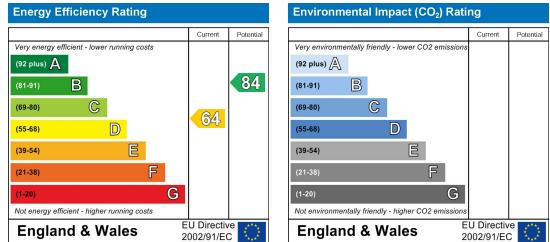


Viewing

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

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Energy Efficiency Graph



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