

**KIRBY
COLLETTI**

EST 2004

7 Priest Osiers, Broxbourne, EN10 7FD

Price £959,500



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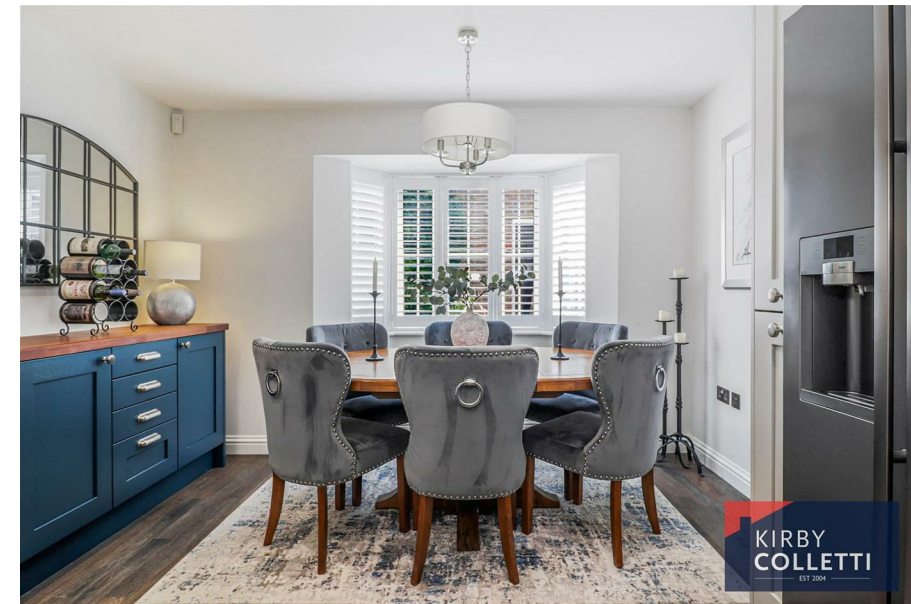
Broxbourne, EN10 7FD

- Immaculate Five Bedroom Detached House
- Study
- Utility Room
- En Suite Shower Room
- Detached Double Garage
- Living Room
- Re-Fitted Kitchen/Dining Room
- Cloakroom
- Family Bathroom and Shower Room
- Cul De Sac Position

An exceptional five-bedroom detached family home occupying a peaceful cul-de-sac position within one of Broxbourne's most desirable residential locations.

Immaculately presented and spanning approximately 1,850 sq ft, the property offers beautifully balanced living space arranged over three floors, centred around a stunning 25ft re-fitted Shaker kitchen/dining room with stone worktops, ideal for both everyday family life and entertaining. A spacious 18ft living room, separate study with bespoke cabinetry, utility room and cloakroom further enhance the versatility of this superb home.

Five generous bedrooms, including a principal suite with en suite shower room, are complemented by a luxury re-fitted bathroom and additional shower room. Benefiting from a detached double garage, part of which has been converted into a gym, excellent nearby schooling and Broxbourne Station within easy reach, this represents a rare opportunity to acquire a substantial family home in a highly sought-after setting.



Accommodation

Entrance Hall

Cloakroom 6'6 x 3'1 (1.98m x 0.94m)

Study 11'1 x 6'10 (3.38m x 2.08m)

Living Room 17'11 x 11 (5.46m x 3.35m)

Re-Fitted Kitchen/Dining room
25 x 11'9 (7.62m x 3.58m)

Utility Room 8 x 6'5 (2.44m x 1.96m)

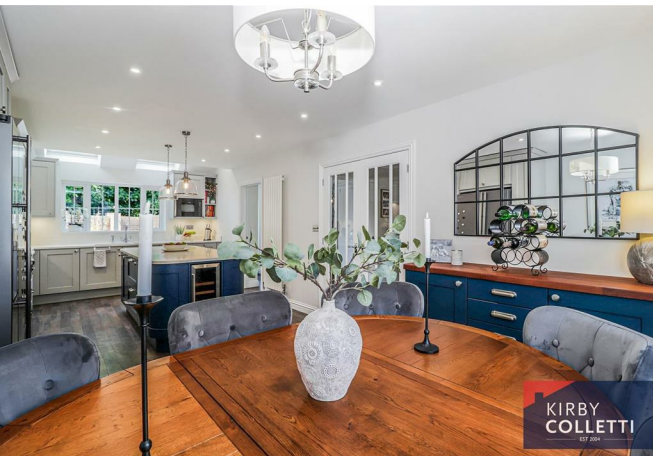
First Floor Landing

Bedroom One 13'1 x 12 (3.99m x 3.66m)

En Suite Shower Room
9'4 max x 4'7 (2.84m max x 1.40m)

Bedroom Two 11'11 x 11'5 (3.63m x 3.48m)

Bedroom Five 11'5 x 8 (3.48m x 2.44m)





Luxury Re-fitted Bathroom

9'11 max x 6'2 (3.02m max x 1.88m)

Second Floor Landing

Bedroom Three

15'3 x 12 (4.65m x 3.66m)

Bedroom Four

15'3 x 12 (4.65m x 3.66m)

Shower Room

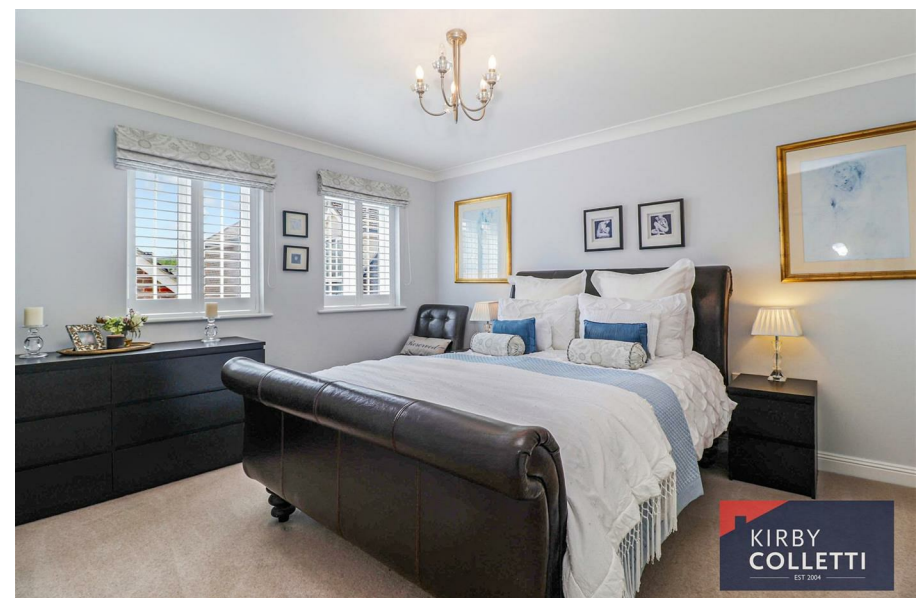
7'4 x 6 (2.24m x 1.83m)

Exterior

Rear Garden

Front Garden

Detached Double Garage 17 x 16'8 (5.18m x 5.08m)

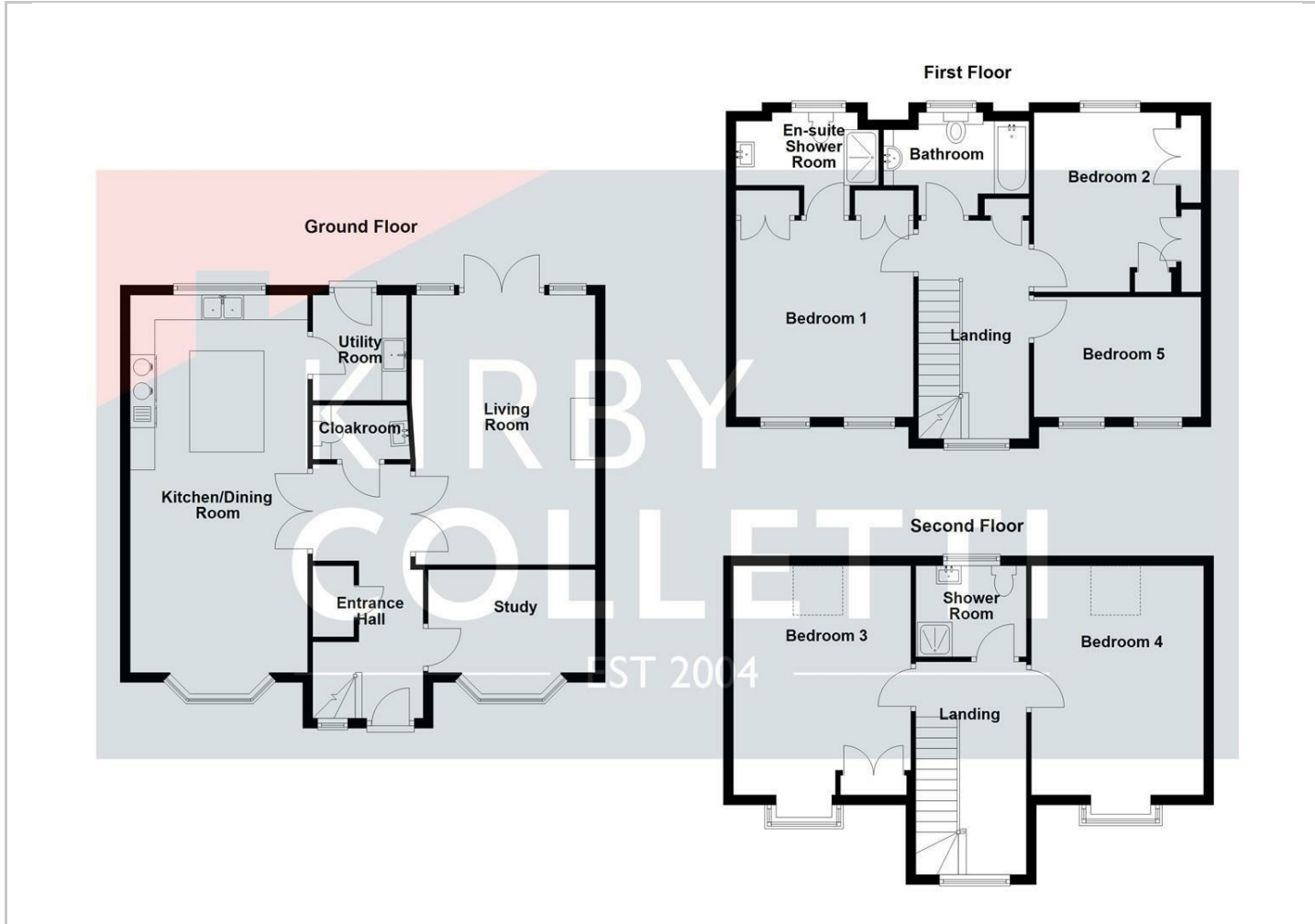




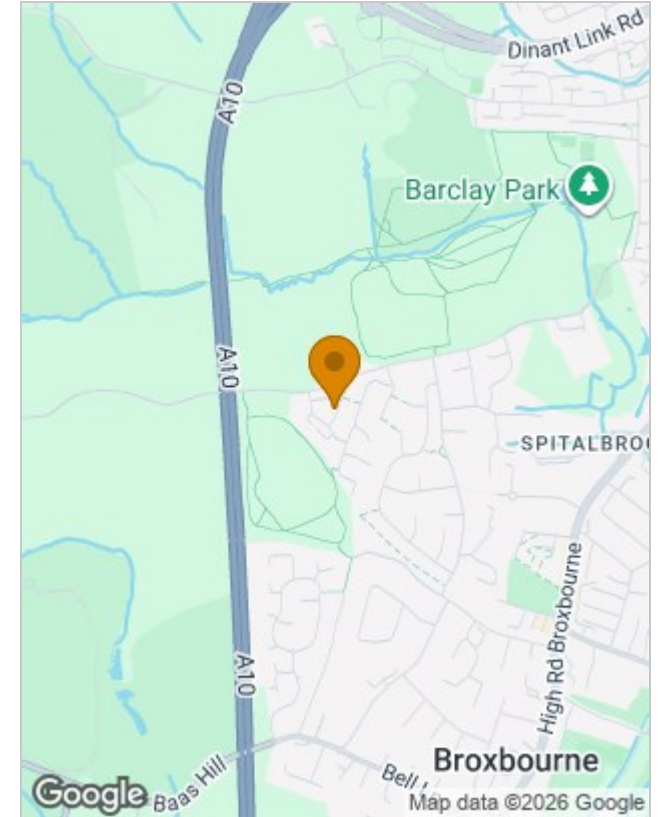
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Floor Plans



Location Map



Energy Performance Graph

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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.