

**KIRBY
COLLETTI**

EST 2004

36 Churchfields, Broxbourne, EN10 7JP

Guide Price £1,395,000





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KIRBY COLLETTI are proud to market this STUNNING SIX BEDROOM PERIOD DETACHED HOUSE which is beautifully presented throughout. The current owners have enhanced this property to an exceptional standard and an early viewing is highly recommended to fully appreciate it's many fine qualities.

Some of the many features include THREE RECEPTION ROOMS, QUALITY FITTED KITCHEN/BREAKFAST ROOM, ORANGERY, EN SUITE SHOWER ROOM, FAMILY BATHROOM, GROUND FLOOR W.C., LAUNDRY ROOM, GARAGE/GYM, SECLUDED REAR GARDEN and AMPLE PARKING TO FRONT.

Situated within this most highly regarded residential location just a short walk to Broxbourne Railway Station , Local Shops, Parks and Catchment for Excellent Schooling. Also a short drive to The Hertfordshire Golf & Country Club and A10/M25 roads links.



ACCOMMODATION

RECEPTION HALL	11 x 9'9 (3.35m x 2.97m)
GROUND FLOOR W.C.	
INNER HALLWAY	14 x 5'5 (4.27m x 1.65m)
STUDY	14'10 x 12'3 into bay (4.52m x 3.73m into bay)
LOUNGE	18'7 into bay x 16'8 (5.66m into bay x 5.08m)
SITTING ROOM	14 x 12'2 (4.27m x 3.71m)
FITTED KITCHEN	16'1 x 14 (4.90m x 4.27m)
BREAKFAST ROOM	9'3 x 8'5 (2.82m x 2.57m)
ORANGERY	13'8 x 13'5 (4.17m x 4.09m)
LAUNDRY ROOM	10'4 x 7'7 (3.15m x 2.31m)
FIRST FLOOR LANDING	17'7 x 5'5 (5.36m x 1.65m)
BEDROOM 1	14 x 12'9 (4.27m x 3.89m)



EN SUITE SHOWER ROOM	12'6 x 5'5 (3.81m x 1.65m)
BEDROOM 2	17'1 x 14'9 (5.21m x 4.50m)
BEDROOM 3	15'4 x 9'2 (4.67m x 2.79m)
BEDROOM 4	11 x 10'2 (3.35m x 3.10m)
FAMILY BATHROOM	11'8 x 5'7 (3.56m x 1.70m)
2nd FLOOR LANDING	12'1 x 5'5 (3.68m x 1.65m)
BEDROOM 5	13'9 x 12'8 (4.19m x 3.86m)
BEDROOM 6	14'6 x 9' 3 (4.42m x 2.74m 0.91m)
OUTSIDE	

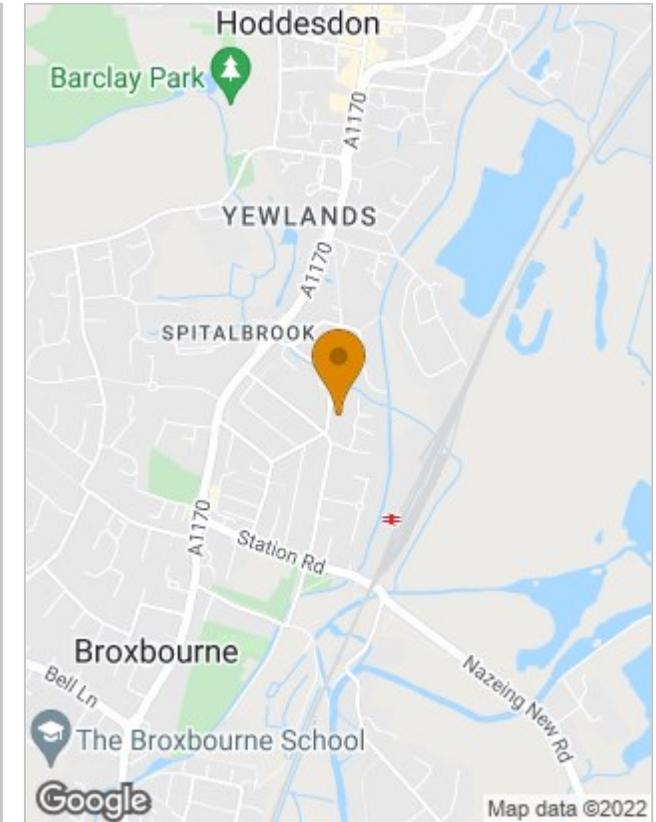




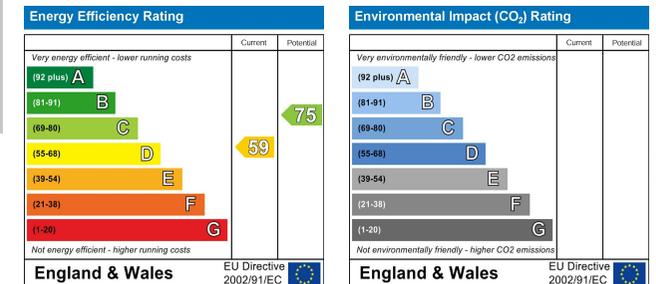
Floor Plans



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.