



KIRBY  
COLLETTI  
EST 2004

## 51 Winford Drive

Broxbourne, EN10 6PL

**Price £490,000**



\*\*\* No Upward Chain\*\*\* Kirby Colletti are pleased to offer this Extended Three Bedroom Semi Detached House located in this highly desirable residential estate. The property offers spacious living accommodation to include 24ft x 11'8 lounge, Kitchen, uPVC double glazed conservatory, Bath/Shower Room, Southeby aspect rear garden, Garage and off street parking for several cars.

Ideally situated, within easy access to all local amenities including Broxbourne Secondary School, Broxbourne CE Primary School, Hertfordshire Golf & Country Club, Local Shops/Restaurants, River Lea and Broxbourne's Railway Station with its excellent service into London Liverpool Street & Stratford.

- Chain Free
- Extended Three Bedroom Semi Detached House
- Highly desirable residential estate
- 24ft Lounge/Diner
- Kitchen
- uPVC Conservatory
- Bathroom/W.C
- Southeby aspect rear garden
- Driveway and Garage
- Catchment for Excellent Schooling



## ACCOMMODATION

Double glazed front door to:

### ENTRANCE HALL

Double radiator. Stairs to first floor. Coved ceiling. Wall mounted thermostat. Multi paned door to Lounge/Diner.

### CLOAKROOM

7'5" x 4'5" (2.26m" x 1.35m")

Side aspect uPVC double glazed window. White suite comprising low level W.C. Wash hand basin. Half tiled walls. Storage cupboard.

### LOUNGE/DINER

24'1" x 11'8" (7.34m" x 3.56m")

Front aspect uPVC double glazed window and uPVC double glazed sliding patio door to conservatory. Double and single radiator. Two wall light points. TV point. Door to Kitchen.

### UPVC CONSERVATORY

10'8" x 7'7" (3.25m" x 2.31m")

Double door to rear garden.

### KITCHEN

11'1" x 7'5" (3.38m" x 2.26m")

Rear aspect uPVC double glazed window and door to rear garden. Range of wall and base mounted units. Roll edge worksurfaces over. Inset single drainer sink unit with mixer tap over. Built in gas four ring hob. Extractor hood over. Built in double oven. Plumbing for washing machine. Cupboard housing gas central heating toilet. Understairs storage cupboard.

### LANDING

Side aspect uPVC double glazed window.

### BEDROOM ONE

11'1" x 10'4" (3.38m" x 3.15m")

Rear aspect uPVC double glazed window. Radiator. Fitted bedroom furniture. Built in mirror fronted wardrobe.

### BEDROOM TWO

12'1" x 9 (3.68m" x 2.74m)

Rear aspect uPVC double glazed window. Radiator. Built in wardrobe cupboard.

### BEDROOM THREE

9'10" x 9' (3.00m" x 2.74m)

Front aspect uPVC double glazed window. Radiator. Built in wardrobes to one wall.

### BATH/SHOWER ROOM

10'1" x 6'10" (3.07m" x 2.08m")

White suite comprising panelled bath with mixer tap and shower attachment over. Low level W.C. Pedestal wash hand basin. Shower cubicle. Walls fully tiled. Double radiator. Airing cupboard.

### OUTSIDE

### REAR GARDEN

Southeby aspect patio area. Remainder laid to lawn. Shrub borders. Garden Shed. Side pedestrian access.

### FRONT GARDEN

Blocked paved driveway providing off street parking for several cars.

### GARAGE

16'4 x 8'2 (4.98m x 2.49m)

Up and over door. Light and power connected.



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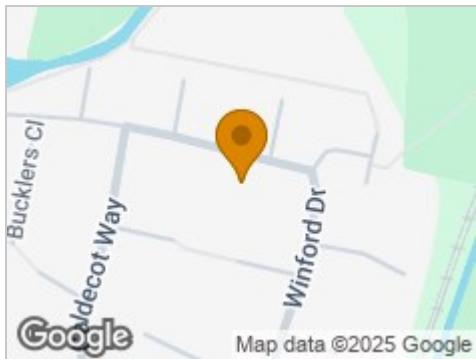


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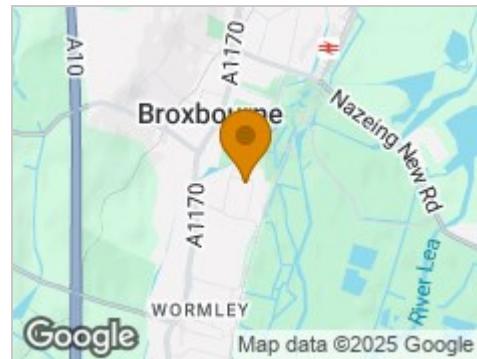
## Road Map



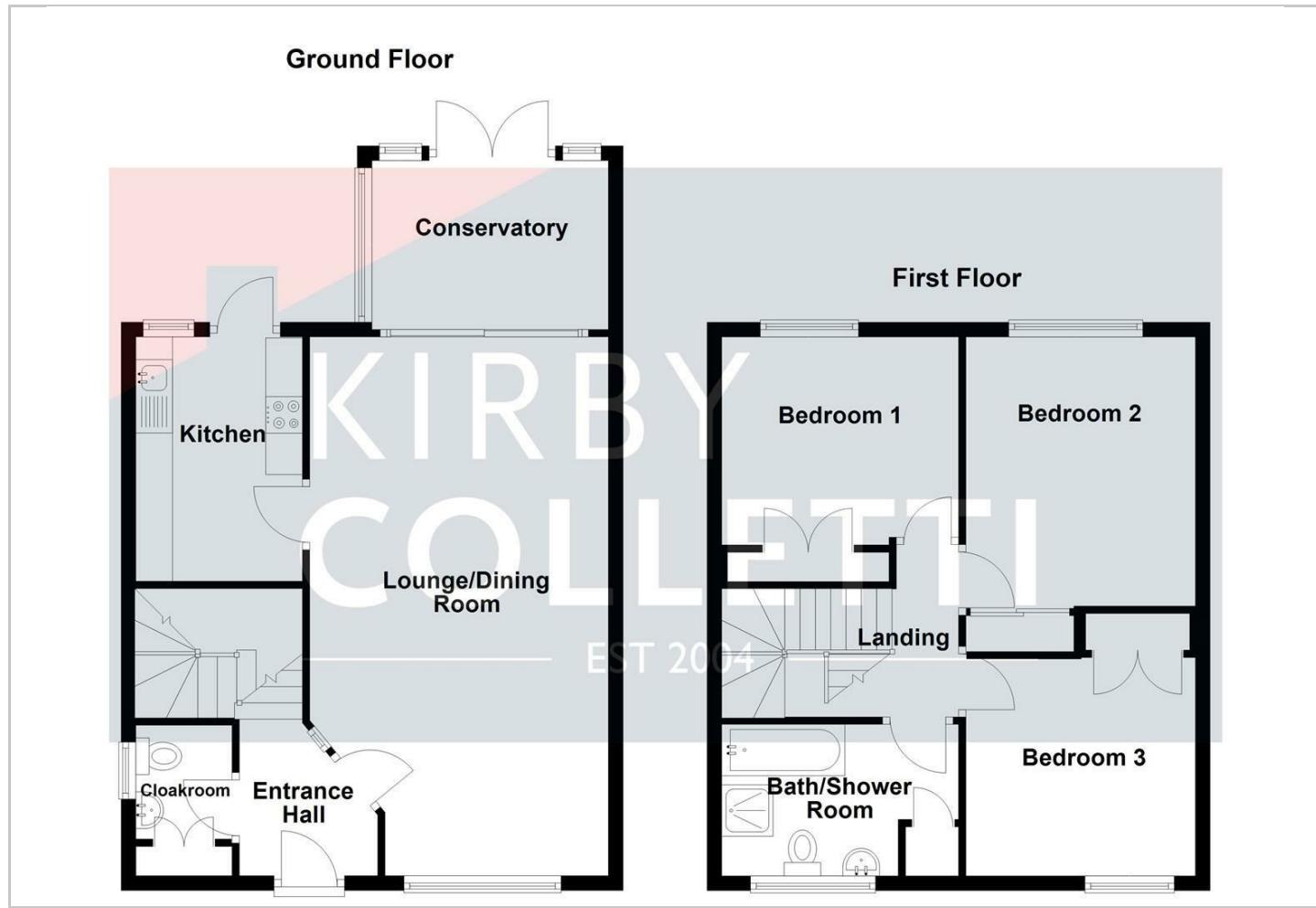
## Hybrid Map



## 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

