



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, Southey 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 it's excellent service into London Liverpool Street & Stratford.

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



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

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

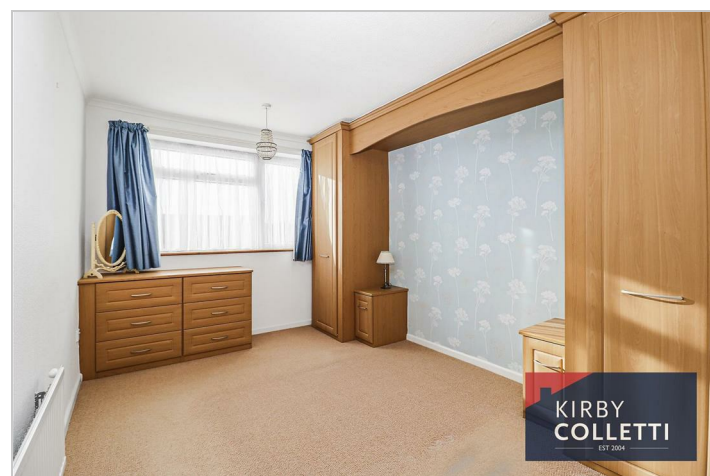
FRONT GARDEN

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.



Road Map



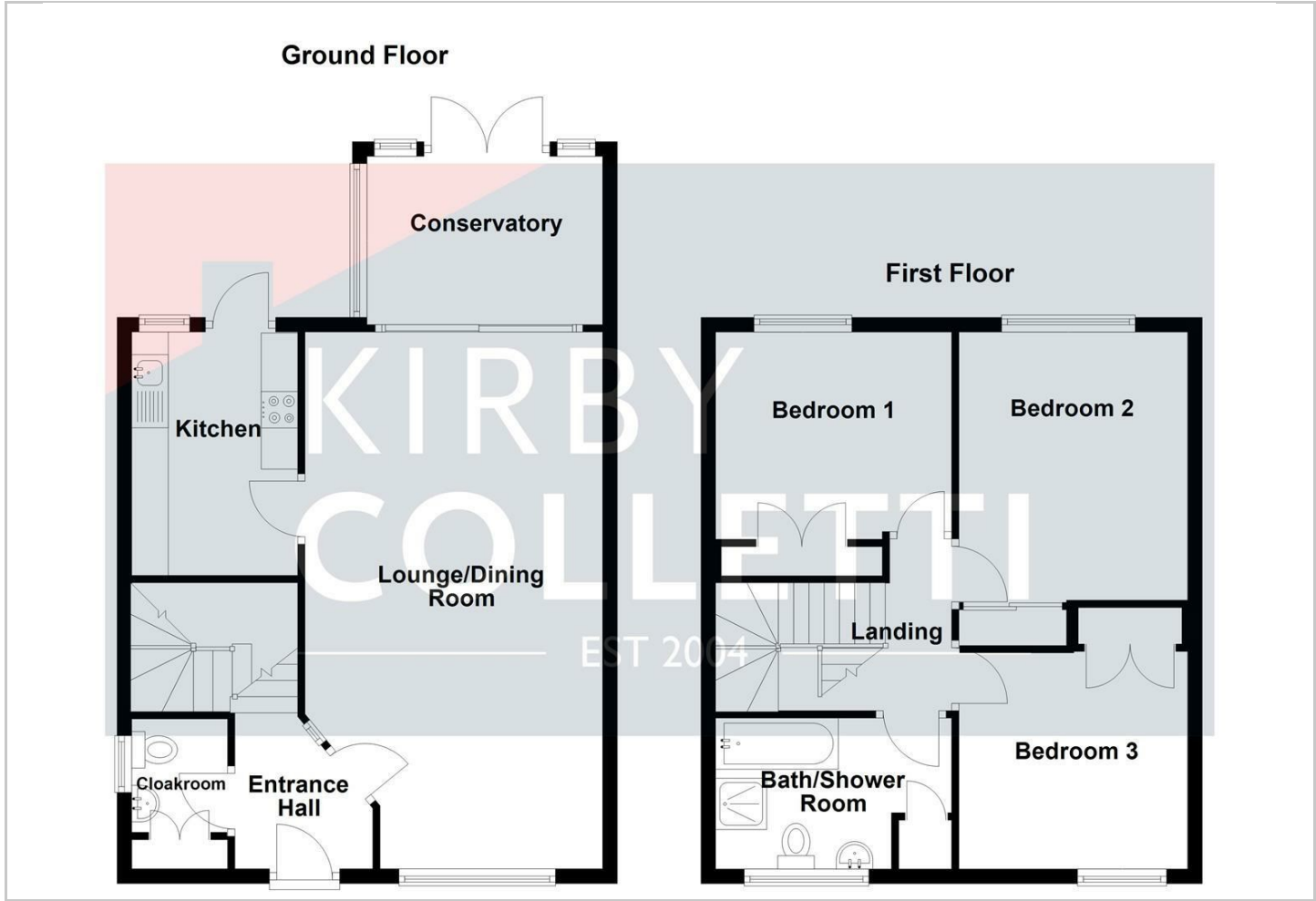
Hybrid Map



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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph

