



## 9 Lichfield Way

Broxbourne, EN10 6PT

**Price £530,000**



CHAIN FREE!!! KIRBY COLLETTI bring to market this SUPERBLY PRESENTED THREE BEDROOM EXTENDED END OF TERRACED HOUSE. Situated in this small cul de sac which is within a short walk of outstanding Schooling, Broxbourne Railway Station, Lea Valley Park and the River Lea. Also a short drive to A10/M25 Road Links.

The current owners have refurbished and decorated in stylish tones throughout. You enter the property via a Porch which leads through to the Entrance Hall with access to the first floor and door to the front aspect Lounge, from here there are doors to the Fitted Kitchen and separate Dining Room with patio door to the West facing Rear Garden. In the garden there is access to the Garden Room/Office which allows for great additional living/working space.

To the first floor there are two double bedrooms and one single bedroom with a recently Re fitted and tiled Shower Room/WC. There is also uPVC Double Glazing to the majority of the property and a Modern Fitted Gas Boiler. To the front exterior there is comfortable parking for several cars and to the rear there is a 28ft West Facing Garden.

- SUPERBLY PRESENTED
- LOUNGE
- KITCHEN
- SHORT WALK TO SCHOOLS & BR STATION
- HIGHLY REGARDED LOCATION
- DINING ROOM
- RE FITTED SHOWER ROOM
- THREE BEDROOM END OF TERRACE
- GARDEN ROOM/OFFICE
- PLANNING FOR FURTHER EXTENSIONS



## ACCOMMODATION

New composite door to:

### PORCH

7 x 4'2 (2.13m x 1.27m)

Door to:

### ENTRANCE HALL

5'7 x 4'7 (1.70m x 1.40m)

Stairs up to first floor. Door to:

### LOUNGE

13'2 x 12'6 (4.01m x 3.81m)

Front aspect uPVC double glazed window. Doors to Dining Room & Kitchen

### DINING ROOM

14'1 x 9'8 (4.29m x 2.95m)

Rear aspect sliding patio door to garden.

### KITCHEN

10'9 x 7 (3.28m x 2.13m)

Rear aspect window and door to garden. Range of Cream shaker style wall and base units with polished wooden worksurfaces over. Built in electric oven and hob. Integrated dishwasher and washing machine.

### GARDEN ROOM/OFFICE

13'11 x 8'2 (4.24m x 2.49m)

Front aspect uPVC double glazed window. Door to garden.

### FIRST FLOOR LANDING

Airing cupboard.

## BEDROOM 1

13'2 into wardrobes x 9 (4.01m into wardrobes x 2.74m)

Front aspect uPVC double glazed window. Fitted wardrobes.

## BEDROOM 2

11 x 9'8 (3.35m x 2.95m)

Rear aspect uPVC double glazed window.

## BEDROOM 3

9'9 x 6'6 (2.97m x 1.98m)

Side aspect uPVC double glazed window.

## RE FITTED SHOWER ROOM/W.C

7'10 x 5'10 (2.39m x 1.78m)

Rear aspect window. Fully tiled walk in shower enclosure. Pedestal wash handbasin. Low level W.C Tiled floor.

## OUTSIDE

### FRONT GARDEN

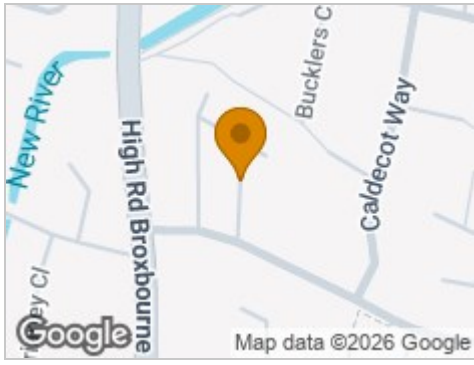
Parking for several cars.

### REAR GARDEN

West facing . 28ft deep x 25ft wide. Paved patio. Timber shed. Metal shed. Pedestrian side access



## Road Map



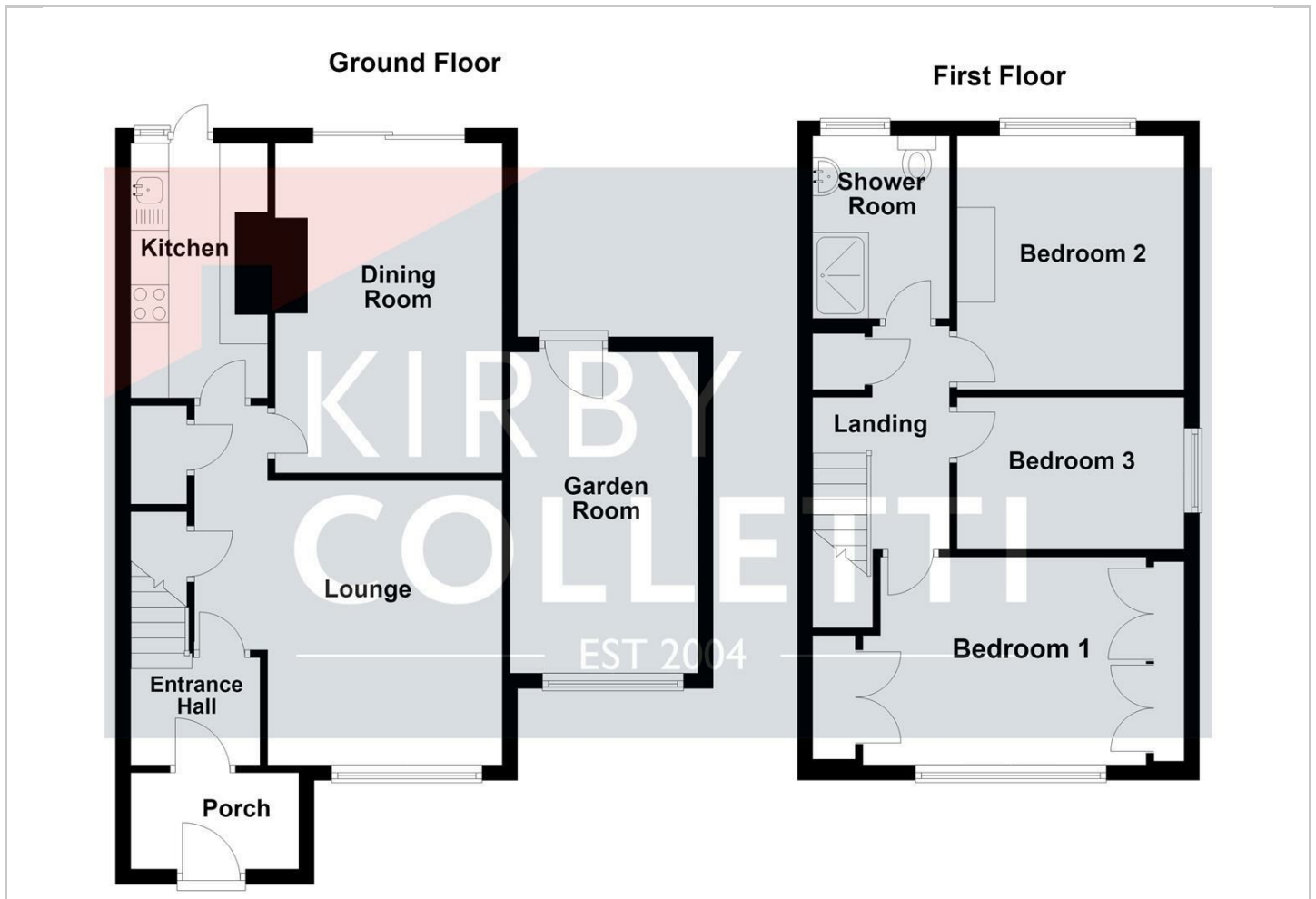
## Hybrid Map



## Terrain Map



## Floor Plan

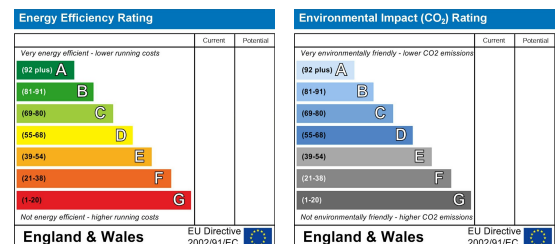


## Viewing

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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