



6 Carnaby Road

Broxbourne, EN10 7EG

Offers In Excess Of £1,000,000



OFFERED CHAIN FREE Kirby Colletti are delighted to offer this Three Bedroom Chalet Style Bungalow located in the most prestigious residential location of Carnaby Road which is within a short walk to excellent Primary & Secondary Schooling, Local Shops & Restaurants and Broxbourne Railway Station with its excellent service into London.

The property offers scope for modernisation and has the benefits of Spacious Lounge/Dining Room with adjacent Bar Room, Kitchen/Breakfast Room, Downstairs Shower Room/W.C, Bathroom, Double Tandem Garage, Carriage Driveway and 108 ft Rear Garden.

- Chain Free
- Lounge/Dining Room
- Utility Room
- Premier Location
- Detached Chalet Style Bungalow
- Bar Room
- Shower Room/W.C
- Three Bedrooms
- Kitchen/Breakfast Room
- Scope To Modernise



Accommodation

Wooden front door to:

Entrance Hall

17'1" x 7'10" (5.21m" x 2.39m")

Stairs to first floor. Understairs storage cupboard. Parquet flooring. Additional storage cupboard. Warm air vent. Door to:

Bedroom Two

13'5" x 11'5" (4.09m" x 3.48m")

Front aspect uPVC double glazed window. Fitted wardrobes to one wall. Coved ceiling.

Shower Room/W.C

10'5" x 8'4" max (3.18m" x 2.54m" max)

White suite comprising fully tiled shower cubicle. Low level W.C. Wash hand basin. Heated towel rail. Extractor fan. Recessed spotlights. Walls and floor fully tiled.

Lounge/Dining Room

34' max x 17'6" max (10.36m max x 5.33m" max)

Front aspect bow window. Rear aspect uPVC double glazed casement door to patio and rear garden. Feature fireplace. Parquet flooring. Warm air vent. Access to:

Bar Room

20'4" x 8'7" (6.20m" x 2.62m")

Rear aspect uPVC double glazed casement door to patio and rear garden. Parquet flooring.

Kitchen/Breakfast Room

21'4" max x 18' max (6.50m" max x 5.49m max)

Rear aspect uPVC double glazed windows. uPVC double glazed door giving access to patio. uPVC double glazed casement door to rear garden. Range of wall and base mounted units. Work surfaces. Inset single drainer one and a half bowl sink unit with mixer tap over. Built in electric four rig hob. Extractor hood over. Built in oven and microwave over. Door to:

Utility Room

12'6" x 7'9" (3.81m" x 2.36m")

Worksurface with fitted sink. Plumbing for washing machine. Space for tumble dryer. Cupboard housing warm air central heating boiler. Tiled floor.

First Floor landing

7'10 x 3'10 (2.39m x 1.17m)

Doors to bedrooms and bathroom.

Bedroom One

15'7 x 13'2 (4.75m x 4.01m)

Rear aspect uPVC double glazed window. Eaves storage cupboard.

Bedroom Three

13'9 x 11'5 (4.19m x 3.48m)

Front aspect uPVC double glazed window. Side aspect uPVC double glazed sliding patio door.

Bathroom

7'9 x 5'9 (2.36m x 1.75m)

Rear aspect uPVC double glazed window. Coloured suite comprising panelled bath with mixer tap and shower attached over. Low level W.C. Pedestal wash hand basin. Fully tiled walls.

Exterior

Rear Garden

108 ft deep. Paved patio area with remainder laid to lawn. Mature shrub borders. Access to rear of garage. Side pedestrian access.

Front Garden

Carriage driveway providing parking for several cars.

Garage

35'6" x 9'10" (10.82m" x 3.00m")

Electric up and over door. Light and power connected. Door to rear garden.



Road Map



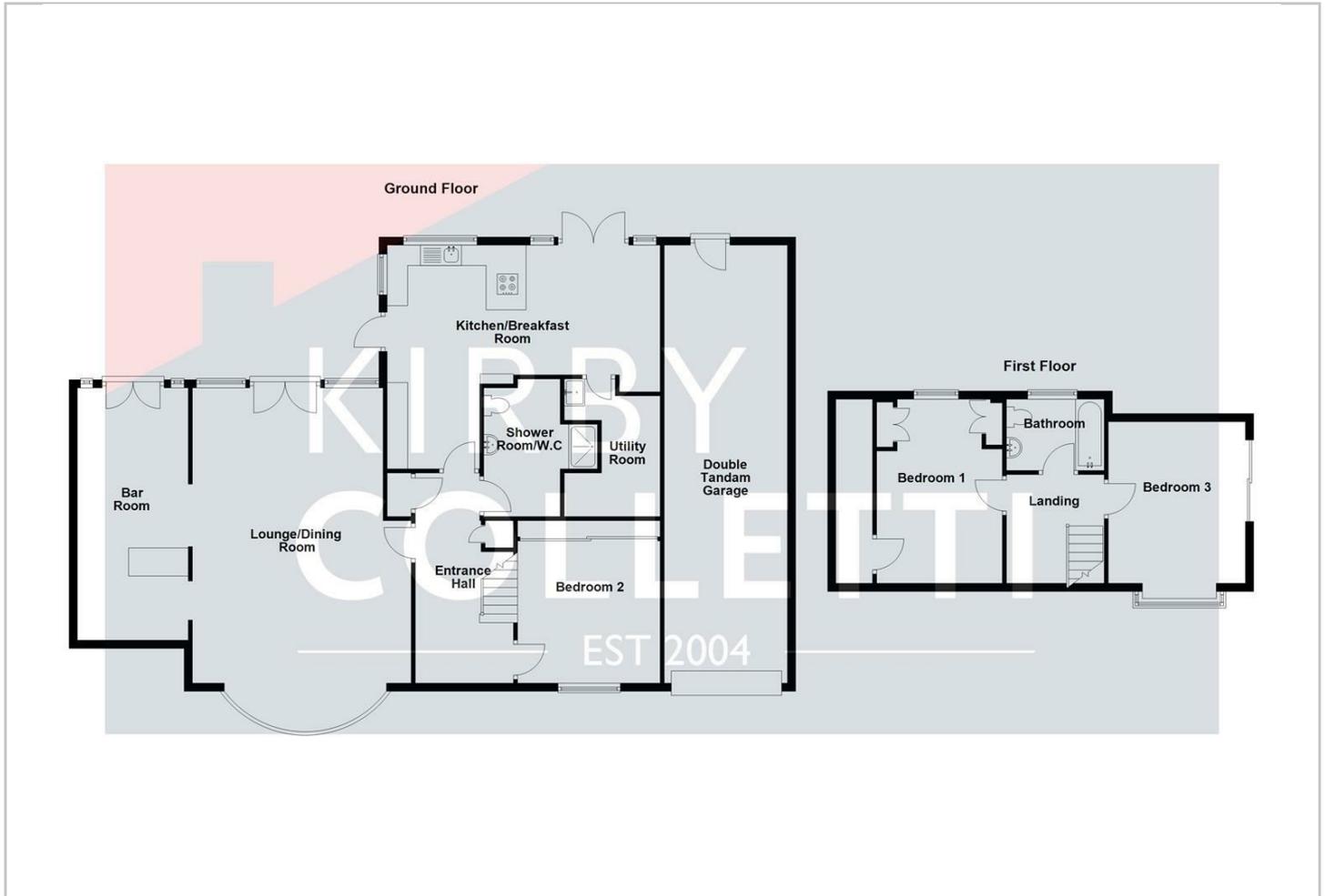
Hybrid Map



Terrain Map



Floor Plan

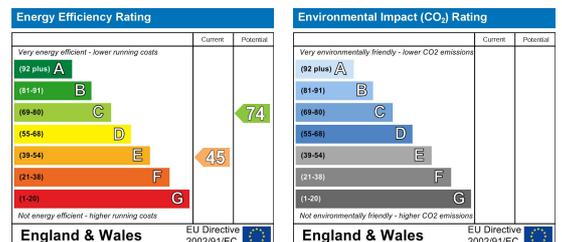


Viewing

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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