



## 7 De Burgh Close

Broxbourne, EN10 6GL

**Price £525,000**



KIRBY COLLETTI bring to market this deceptively spacious **THREE DOUBLE BEDROOM END OF TERRACE HOUSE** situated in this small private cul de sac just off Broxbourne High Road. Conveniently located within a short walk to Broxbourne Railway Station, Excellent Schools For All Ages, New River and River Lea. Also just a few miles drive to A10/M25 Road Links.

Some of the many features include 18ft Lounge/Dining Room, 13ft Fitted Kitchen, Ground Floor W.C., Two En Suite Shower Rooms , Bathroom/W.C, uPVC Double Glazing, Gas Underfloor Heating, East Facing Garden Recently Landscaped with Artificial Grass and Parking To Front For 2 Cars.

- THREE DOUBLE BEDROOMS
- 13ft FITTED KITCHEN
- TWO EN SUITE SHOWER ROOMS
- SHORT WALK TO BR STATION & SCHOOLS
- SMALL PRIVATE CUL DE SAC
- GAS UNDEFLOOR HEATING
- LUXURY BATHROOM/W.C
- 18ft LOUNGE
- GROUND FLOOR W.C
- NEATLY TENDED EAST FACING GARDEN



## ACCOMMODATION

Entrance door to:

### RECEPTION HALL

13'5 x 3'6 (4.09m x 1.07m)

Stairs up to first floor. Storage cupboard.

### GROUND FLOOR W.C

5'10 x 3'2 (1.78m x 0.97m)

Front aspect uPVC double glazed window. Half tiled walls and tiled floor. Low level W.C. Pedestal wash hand basin.

### LOUNGE/DINER

18'6 x 14'5 (5.64m x 4.39m )

Rear aspect uPVC double glazed windows and double doors to rear garden. Laminated wood flooring. Recessed ceiling spotlights. Under stairs storage cupboard.

### FITTED KITCHEN

13'3 x 7 (4.04m x 2.13m)

Front aspect uPVC double glazed window. Range of white wall and base units with black granite stone worksurfaces over. Inset stainless steel sink. Built in electric oven, gas hob with extractor canopy above. Space for American style fridge/freezer. Plumbing for washing machine. Cupboard housing wall mounted gas boiler. Recessed ceiling spotlights. Tiled floor.

### FIRST FLOOR LANDING

10'6 x 6'9

Stairs up to first floor.

### BEDROOM 2

14'5 x 12 (4.39m x 3.66m)

Rear aspect uPVC double glazed window. Door to:

### EN SUITE SHOWER ROOM

7'3 x 5 (2.21m x 1.52m)

Side aspect uPVC double glazed window. Fully tiled shower cubicle. Low level W.C., Pedestal wash hand basin. Recessed ceiling spotlights. Extractor fan. Chrome heated towel rail.

### BEDROOM 3

14'6 x 9 (4.42m x 2.74m)

Front aspect uPVC double glazed window.

### LUXURY BATHROOM/W.C

Side aspect uPVC double glazed window. Shower ended bath with mixer tap and separate shower unit with glazed screen. Pedestal wash hand basin. Low level W.C. Chrome heated towel rail. Tiled floor. Recessed ceiling spotlights. Extractor fan.

### SECOND FLOOR LANDING

Large storage cupboard.

### BEDROOM 1

16'2 max x 10'10 (4.93m max x 3.30m )

Dual aspect uPVC double glazed windows. Access to loft. Door to:

### EN SUITE SHOWER ROOM/W.C

VELUX window. Fully tiled shower cubicle. Low level W.C. Pedestal wash hand basin. Tiled floor. Chrome heated towel rail. Extractor fan.

## OUTSIDE

### FRONT GARDEN

Off street parking for 2 cars.

### REAR GARDEN

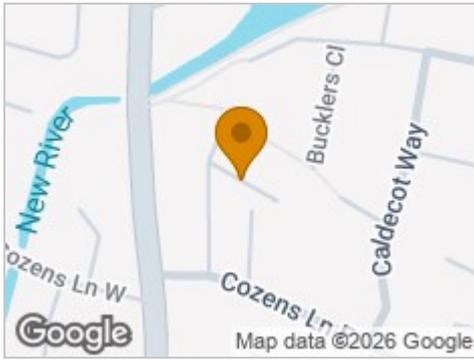
East facing. Paved patio. Artificial lawn with raised sleeper flower bed borders. Pedestrian side access

### AGENT NOTES

Please note there is a fee of £600 per year for road / lights etc



## Road Map



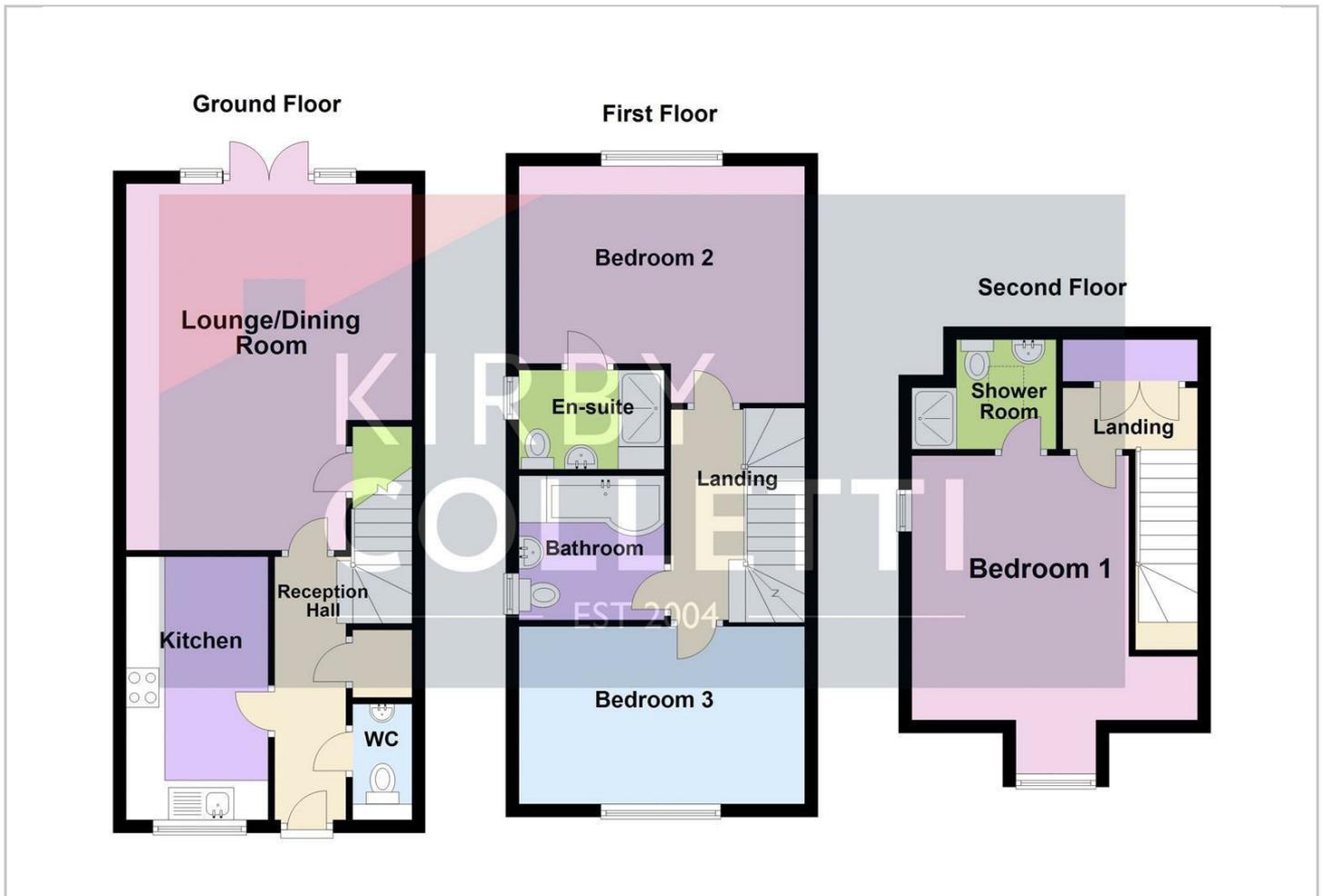
## Hybrid Map



## Terrain Map



## Floor Plan

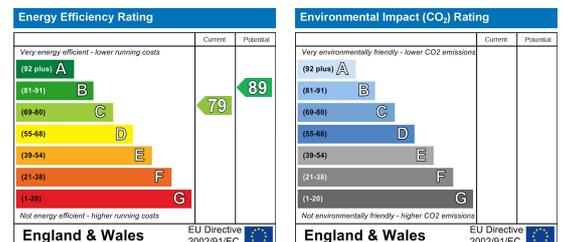


## Viewing

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Energy Efficiency Graph



Kirby Colletti, 64 High Street, Hoddesdon, Hertfordshire EN11 8ET

T. 01992 471888 F. 01992 478555 E. homes@kirbycolletti.co.uk W. www.kirbycolletti.co.uk