



## 30 High Road

Broxbourne, EN10 7ND

**Offers Over £470,000**

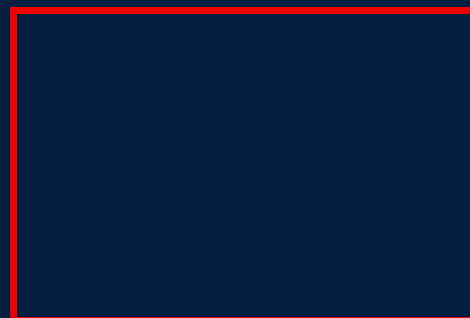


KIRBY COLLETTI are delighted to offer this well presented THREE BEDROOM SEMI DETACHED HOUSE situated in the heart of Broxbourne. Conveniently located for local shops/restaurants, excellent schooling , River Lea and Broxbourne's Railway station with it's excellent service into London.

A great feature of this property is its superb East/West Facing Plot with the front garden measuring 73ft, which could easily be used as your primary garden then the rear garden adapted for parking and garaging (STPP) as other neighbouring properties have done .

The property makes for an ideal family home with a bright and spacious 23ft Lounge/Diner, 20ft Kitchen, Ground Floor W.C. To the first floor there are three well proportioned bedroom's and modern fitted Bath/Shower Room . The property also benefits from Gas Heating To Radiator's and Double Glazed Windows.

- **VENDOR SUITED**
- **23ft LOUNGE/DINER**
- **CATCHMENT FOR EXCELLENT SCHOOLING**
- **GROUND FLOOR W.C**
- **THREE BEDROOM SEMI DETACHED HOUSE**
- **20ft KITCHEN**
- **GAS HEATING TO RADIATORS**
- **73ft FRONT GARDEN**
- **MINUTES FROM LOCAL SHOPS & RAILWAY STATION**
- **uPVC DOUBLE GLAZING**



## ACCOMMODATION

Entrance Hall

### LOUNGE/DINER

23'6 x 13 max (7.16m x 3.96m max)

Two front aspect uPVC double glazed windows.

### KITCHEN

20'4 x 10'6 (6.20m x 3.20m)

Rear aspect uPVC double glazed window and door to Lean To. White high gloss wall and base units. Cupboard housing gas boiler. Integrated dishwasher, Built in electric oven and gas hob.

### LEAN TO

10'10 x 3 (3.30m x 0.91m)

Door to garden . Door to:

### W.C

3'11 x 3 (1.19m x 0.91m)

### LANDING

Rear aspect uPVC double glazed window.

### BEDROOM ONE

13 x 12'7 into wardrobe (3.96m x 3.84m into wardrobe)

Front aspect uPVC double glazed window.

### BEDROOM TWO

10'1 x 9'5 into recess (3.07m x 2.87m into recess)

Front aspect uPVC double glazed window.

### BEDROOM THREE

12'6 x 6'9 (3.81m x 2.06m)

Rear aspect uPVC double glazed window.

### BATH/SHOWER ROOM

Side aspect uPVC double glazed window. Three piece white suite and fully tiled shower cubicle.

## OUTSIDE

### FRONT GARDEN

East Facing 73ft long, Laid to lawn with pathway leading to side entrance door.

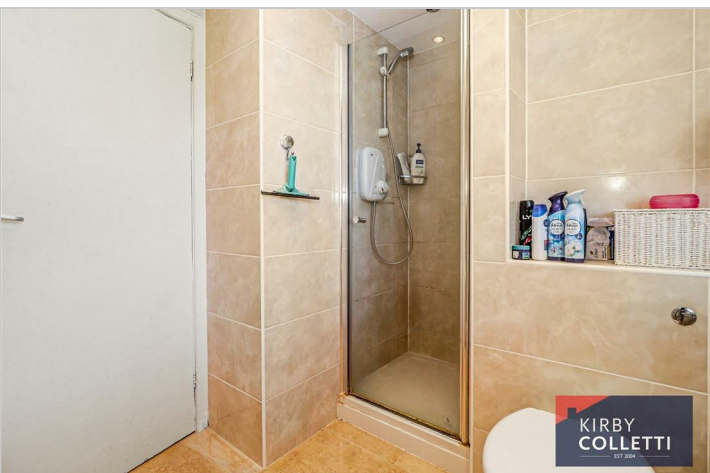
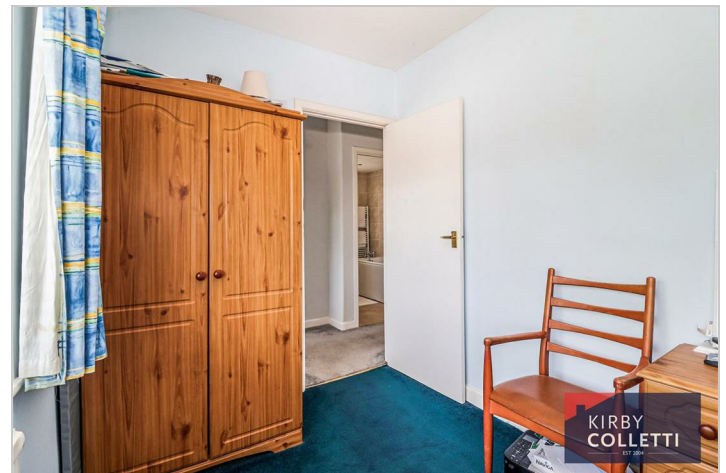
### REAR GARDEN

West facing, Paved patio with remainder laid to lawn. Timber shed. Pedestrian rear access.

## AGENTS NOTES

COUNCIL TAX: BAND D

MAINS GAS, ELECTRIC AND DRAINAGE



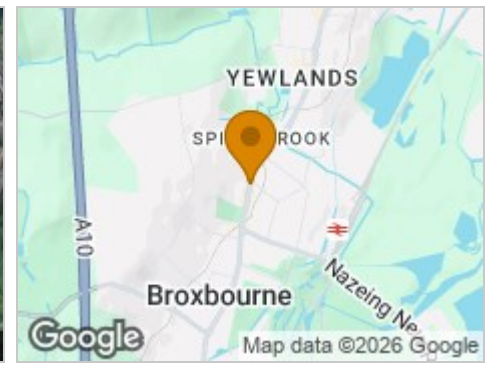
## Road Map



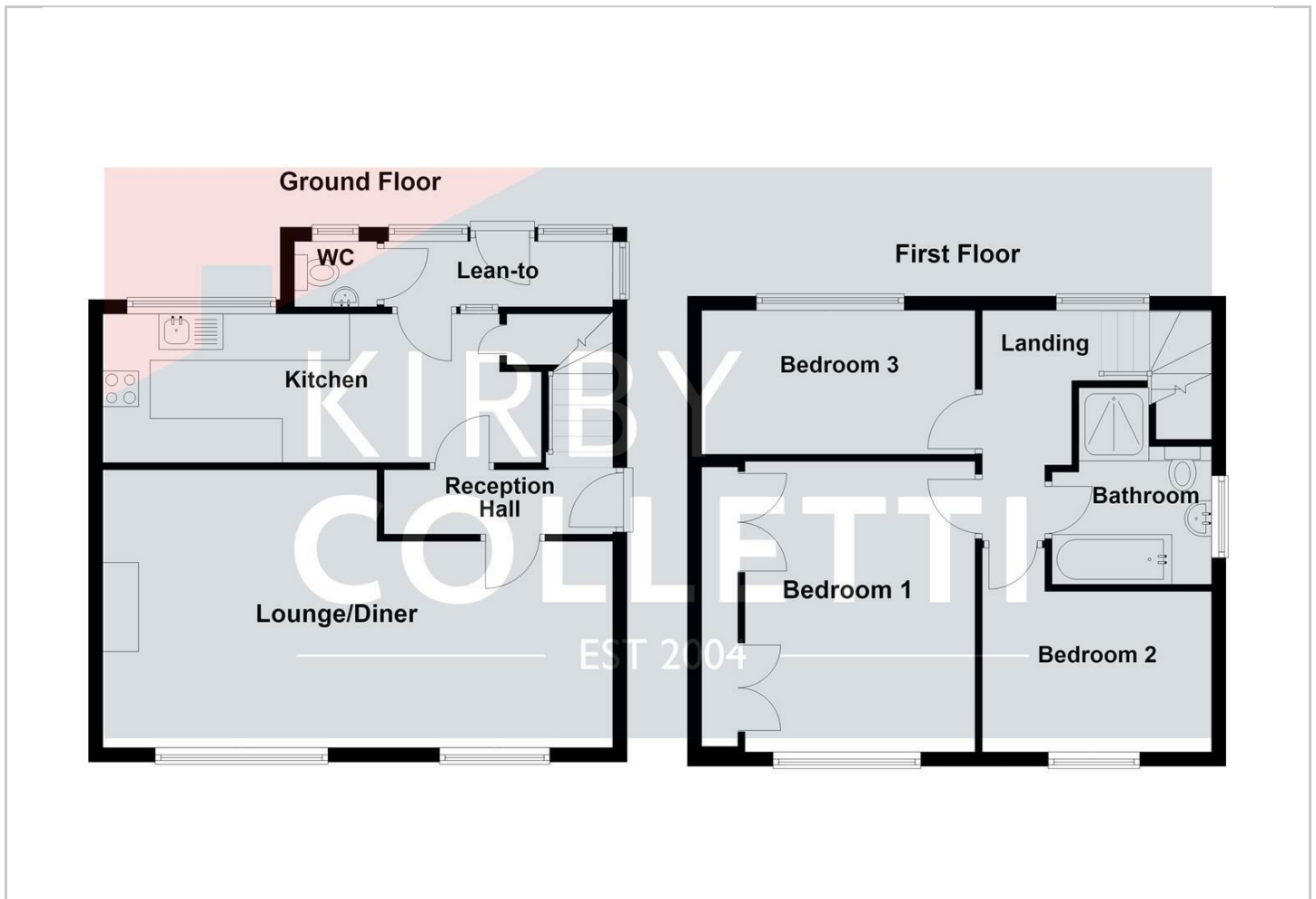
## Hybrid Map



## Terrain Map



## Floor Plan

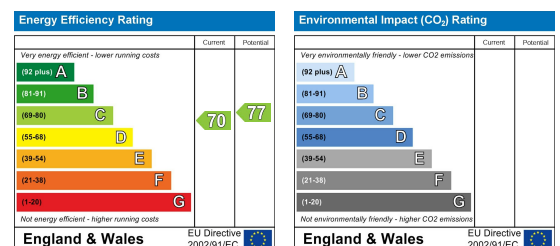


## Viewing

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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