



28c Westlea Road

Wormley, EN10 6JH

£425,000



NO Upward Chain with this WELL PRESENTED MODERN THREE DOUBLE BEDROOM END OF TERRACE HOUSE with remaining 10 Year Build Warranty. Situated in this popular residential road which is conveniently located for Local Shops, Parks, Schooling For All Ages, Lea Valley Regional Park and just over a mile from Broxbourne Railway Station and A10/M25 road links.

Some of the many qualities include include UPVC Double Glazing, Fitted Kitchen with Integrated Appliances and Bi-Folding Doors, Gas Heating To Radiators, Ground Floor W.C. Family Bathroom, En Suite Shower Room, Parking To Front and Rear Garden with Artificial Grass.

- Three Double Bedrooms
- Bi-Fold Doors To Garden
- Broxbourne School Catchment
- Chain Free
- End Of Terrace House
- En Suite Shower Room
- Close To Local Shops
- Fitted Kitchen with Appliances
- Parking To Front
- Remainder of 10 year build Warranty



Accommodation

Composite entrance door to:

LOUNGE

15'1" x 12'10"

Front aspect uPVC double glazed window.

Radiator. Stairs up to first floor. Door to:

INNER HALL

6'5" x 3'3" (1.96m" x 0.99m")

Door to Kitchen/Diner and door to:

GROUND FLOOR W.C.

6' x 3'3" (1.83m x 0.99m")

Side aspect uPVC double glazed window. Low

level W.C. Wash hand basin. Radiator.

FITTED KITCHEN/DINER

12'10" x 10'2"

Rear aspect Bi-folding doors to garden. Range of White high gloss wall and base units with worksurfaces over. Built in electric oven and hob. Integrated dishwasher. Plumbing for washing machine. Radiator.

1ST FLOOR LANDING

12'10" 9'5" max (3.91m" 2.87m" max)

uPVC Double glazed window. Stairs up to second floor

BEDROOM 2

12'10" x 8'6"

Front aspect uPVC double glazed window. Radiator.

BEDROOM 3

12'10" x 8'6"

Rear aspect uPVC double glazed window. Radiator.

FAMILY BATHROOM/W.C.

8'6" x 5'4" (2.59m" x 1.63m")

uPVC side aspect window. Panel enclosed bath with mixer tap and shower over. Low level W.C. Wash hand basin. Radiator.

2ND FLOOR LANDING

BEDROOM 1

21'2 max x 12'10 max (6.45m max x 3.91m max)

Velux window. Radiator. Open to dressing area.

Door to:

EN SUITE SHOWER ROOM

10'1" x 2'10"

Velux window. Fully tiled shower cubicle. Low level W.C. Wash hand basin.

Exterior

REAR GARDEN

Paved patio and remainder laid with artificial grass. Pedestrian side access.

Front Garden

Block paved providing off street parking.



Road Map



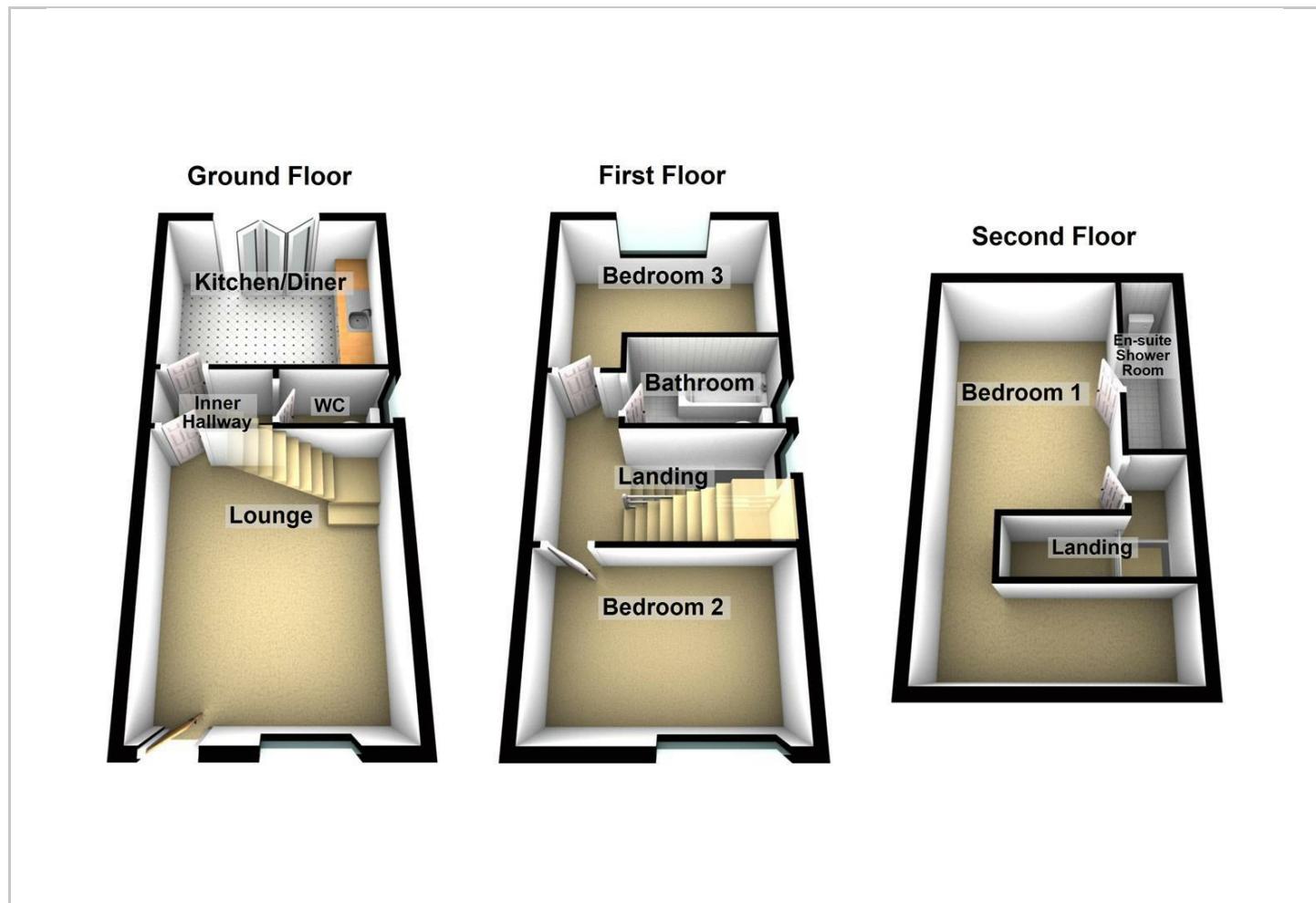
Hybrid Map



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

