



61 Trafalgar Avenue

Broxbourne, EN10 7DL

£875,000



Nestled on the charming Trafalgar Avenue in Broxbourne, this superb semi-detached house offers an impressive living space of 2,016 square feet, making it an ideal family home. With five well-proportioned bedrooms, this property provides ample room for both relaxation and privacy. The house features two inviting reception rooms, perfect for entertaining guests or enjoying quiet family evenings.

The heart of the home is undoubtedly the re-fitted kitchen and dining room, which boasts modern fixtures and ample space for dining, making it a delightful area for family gatherings. Additionally, the property includes two en suite shower rooms, ensuring convenience and comfort for the occupants.

For those with vehicles, the property offers parking for up to three cars, a valuable feature in this desirable location. The house is conveniently situated close to local schools and the train station, making it an excellent choice for families and commuters alike.

This semi-detached house on Trafalgar Avenue is not just a property; it is a wonderful opportunity to create lasting memories in a vibrant community. With its spacious layout and prime location, it is sure to attract interest from discerning buyers seeking a blend of comfort and convenience.

- Superbly Extended Five Bedroom Semi Detached
- Re-Fitted Kitchen/Dining Room
- Office
- 71 Ft Rear Garden
- Lounge
- Utility Room
- Family Bath/Shower Room
- Sitting Room
- Downstairs Cloakroom
- Two En Suite Shower Rooms



Accommodation

uPVC Double glazed front door to:

Entrance Hall

Side aspect uPVC double glazed window. Stairs to first floor. Under stairs cupboard housing meters. Tiled floor with under floor heating. Door to:

Lounge

14'2 x 11'7 (4.32m x 3.53m)

Front aspect uPVC double glazed window. Feature media wall. Television aerial point. Feature fireplace below. Recessed ceiling spotlights. Tiled floor with under floor heating.

Sitting Room

12'10 x 11'6 (3.91m x 3.51m)

Recessed ceiling spotlights. Tiled floor with under stairs heating. Access to:

Re-Fitted Kitchen/Dining Room

22'6 x 16'11 (6.86m x 5.16m)

Double glazed bi-folding doors to rear garden. Range of wall and base mounted units. 'Quartz' work surfaces over. Feature island unit with breakfast bar. 'Quartz' work surfaces over. Under mounted sink with mixer tap over. Built in Induction hob. Extractor over. Built in double oven. Space for American style fridge/Freezer. Integrated dishwasher. Tiled floor with under floor heating. Recessed ceiling spotlights. Glass sliding door to:

Office

8 x 7'8 (2.44m x 2.34m)

Rear aspect double glazed window. Tiled floor with under floor heating. Recessed ceiling spotlights.

Utility Room

10'10 x 7'9 (3.30m x 2.36m)

Side aspect uPVC double glazed window. Range of storage cupboards. Wall mounted gas central heating boiler. Integrated fridge. Plumbing for washing machine. Tiled flooring with under floor heating. Door to:

Cloakroom

4'9 x 3'11 (1.45m x 1.19m)

Front aspect uPVC double glazed window. White suite comprising low level W.C with concealed cistern. Wash hand basin. Recessed ceiling spotlights. Extractor fan. Tiled floor with under floor heating.

First Floor Landing

Stairs to second floor landing. Recessed ceiling spotlights.

Bedroom One

16'11 max x 13'9 (5.16m max x 4.19m)

Rear aspect uPVC double glazed window. Radiator. Fitted wardrobes to one wall. Door to:

Re-Fitted En Suite Shower Room

8'1 x 4'10 (2.46m x 1.47m)

White suite comprising double shower with ceiling Monsoon shower. Glass shower screen. Wash hand basin with draw unit below. Low level W.C with concealed cistern. Walls and floor fully tiled. Heated towel rail.

Bedroom Two

11'4 x 10'4 (3.45m x 3.15m)

Front aspect uPVC double bay glazed window. Radiator. Fitted wardrobe to one wall. Recessed ceiling spotlights.

Bedroom Three

11'6 x 10'5 (3.51m x 3.18m)

Rear aspect uPVC double glazed window. Radiator. Recessed spotlights.

Re-Fitted Bath/Shower Room

12'4 max x 9'3 max (3.76m max x 2.82m max)

Side aspect uPVC double glazed window. White suite comprising panel enclosed bath. Low level W.C. with concealed cistern. Wash hand basin with draw unit below. Double shower cubicle with ceiling Monsoon shower. Glass shower screen. Heated towel rail. Walls and floor fully tiled.

Second Floor Landing

Door to:

Bedroom Five

17'2 max x 11 max (5.23m max x 3.35m max)

Rear aspect double glazed window. Front aspect Velux window. Radiator. Fitted hanging wardrobe cupboards. Recessed ceiling spotlights. Door to:

Re-Fitted En Suite Shower Room

5'8 x 5'5 (1.73m x 1.65m)

Rear aspect double glazed window. White suite comprising shower cubicle with glass shower screen. Low level W.C with concealed cistern. Wash hand basin with draw unit below. Heated towel rail. Walls and floor fully tiled . Recessed ceiling spotlights.

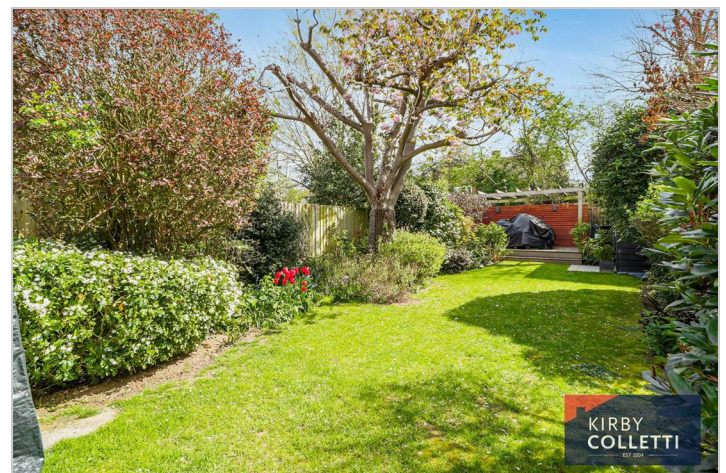
Exterior

Rear Garden

Approximately 71ft. Paved patio area with side pedestrian access to front garden. Remainder laid to lawn with mature shrub borders. Garden shed with light and power connected. Decked area to the bottom of the garden. Outside lighting and water tap.

Front Garden

Bloc paved driveway providing off street parking for several vehicles.



Road Map



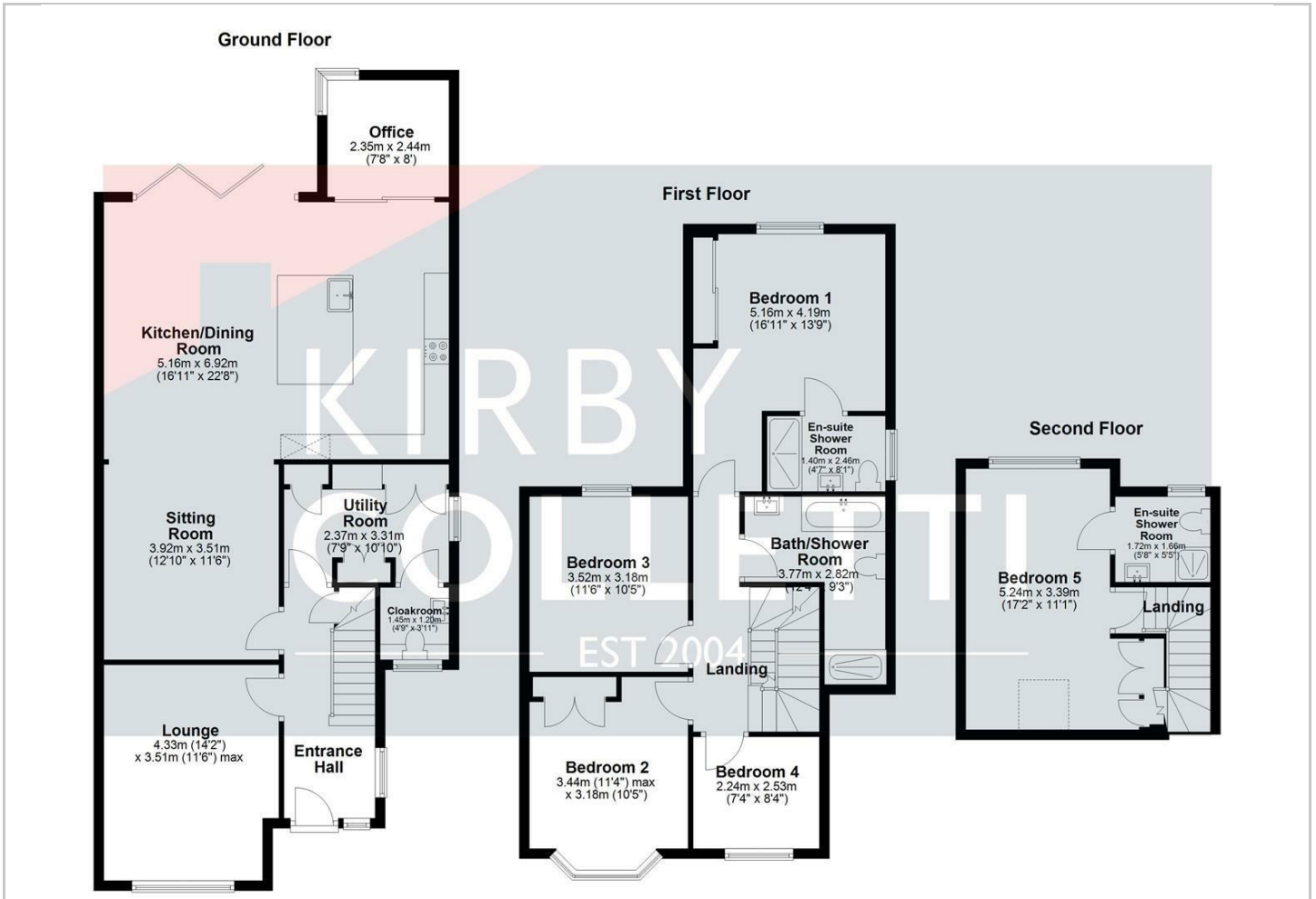
Hybrid Map



Terrain Map



Floor Plan

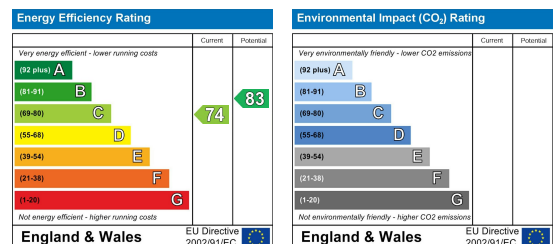


Viewing

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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