



## 27 New Road

Broxbourne, EN10 7LN

**Offers In Excess Of £660,000**



Offered with no upward chain this **THREE DOUBLE BEDROOM OLDER STYLE SEMI DETACHED PROPERTY** which offers a fantastic opportunity for modernising and extending. Featuring a Reception Hall, Ground floor W.C, 23ft Lounge/Diner, Kitchen, Bathroom with a Separate W.C, uPVC Double Glazing, 147ft Rear garden, Garage and Parking.

Located in this highly desirable residential location, which is within a short walk to The Broxbourne School, Sheredes Primary School, Local Shops, Parks & Restaurants and Broxbourne Railway Station with its excellent service into London.



- CHAIN FREE
- KITCHEN
- 147ft REAR GARDEN
- SOUGHT AFTER LOCATION
- THREE DOUBLE BEDROOM SEMI DETACHED
- BATHROOM WITH SEPARATE W.C
- SHORT WALK TO BROXBOURNE STATION
- 23ft LOUNGE/DINER
- UPVC DOUBLE GLAZING
- CATCHMENT FOR EXCELLENT SCHOOLS



## ACCOMMODATION

Door to:

### RECEPTION HALL

10'10 x 8 (3.30m x 2.44m)

Rear aspect uPVC double glazed window. Stairs up to first floor. Understairs storage cupboard. Radiator.

### LOUNGE/DINER

23'2 max x 13'9 (7.06m max x 4.19m)

Front aspect uPVC double glazed window and separate uPVC double glazed window to front. Two Yorkstone fireplace., Coved ceiling. Two radiators.

### KITCHEN

12 x 9'9 (3.66m x 2.97m )

Two rear aspect uPVC double glazed windows. Wall and base units. Rolled edge worksurfaces. Stainless steel single drainer sink unit. Gas hob and electric oven. Floor standing gas boiler.

### REAR LOBBY

7'9 x 6'3 (2.36m x 1.91m)

Rear aspect uPVC double glazed window and door to garden.

### GROUND FLOOR W.C

6'7 x 2'8 (2.01m x 0.81m)

Rear aspect uPVC double glazed window. Low level W.C.

### FIRST FLOOR LANDING

Rear aspect uPVC double glazed window. Access to loft.

### BEDROOM ONE

14'1 x 12 max (4.29m x 3.66m max)

Front aspect uPVC double glazed window. Fitted wardrobe. Radiator.

### BEDROOM TWO

12'2 x 11 (3.71m x 3.35m)

Front aspect uPVC double glazed window. Radiator.

### BEDROOM THREE

10'2 x 9 (3.10m x 2.74m)

Rear aspect uPVC double glazed window. Built in wardrobe. Radiator.

### BATHROOM

6 x 5'1 (1.83m x 1.55m )

Side aspect uPVC double glazed window. Fully tiled walls. Panel enclosed bath with separate shower unit. Pedestal wash hand basin. Radiator.

### SEPARATE W.C

4'2 x 2'8 (1.27m x 0.81m)

Side aspect uPVC double glazed window. Low level W.C. Fully tiled walls.

### OUTSIDE

#### REAR GARDEN

147 x 32 (44.81m x 9.75m)

147ft deep x 32ft wide . North East facing. Paved patio to long lawn with mature flower, shrub borders and trees. Outside tap. Pedestrian side access to driveway.

#### FRONT GARDEN

#### GARAGE

18'2 x 8 (5.54m x 2.44m)

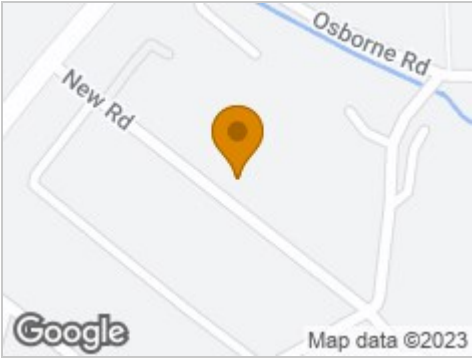
Double doors.







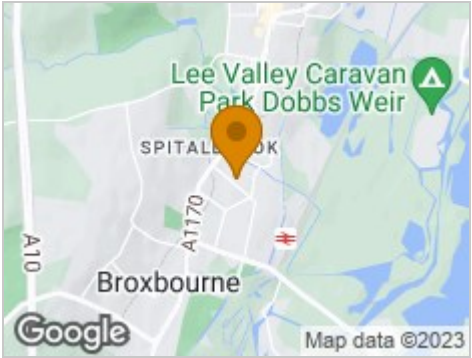
Road Map



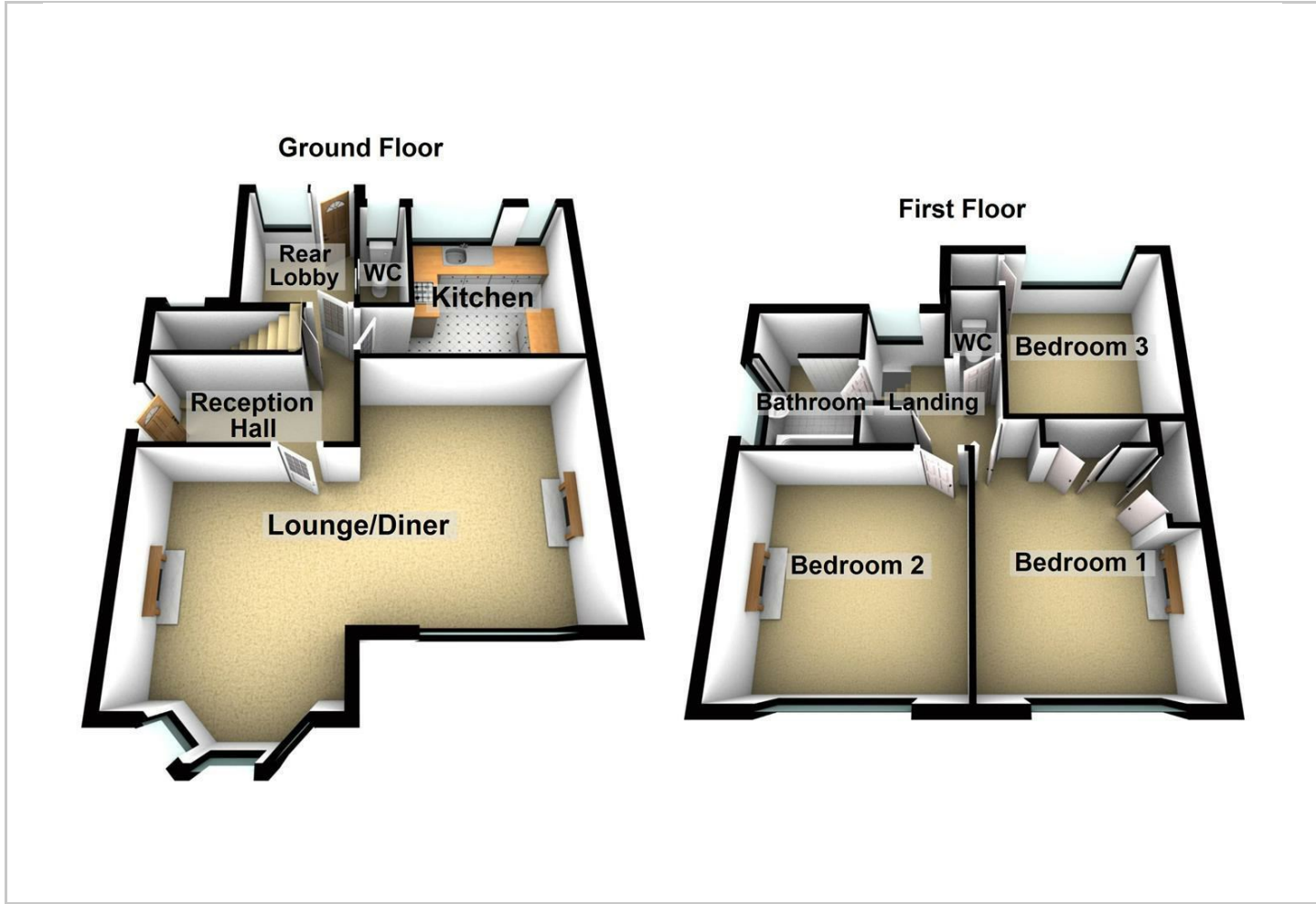
Hybrid Map



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

