

**KIRBY
COLLETTI**

EST 2004

8 Dunbar Grove, Broxbourne, EN10 7FQ

Price £765,000





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Broxbourne, EN10 7FQ

- STUNNING FOUR BEDROOM SEMI DETACHED HOUSE
- APPROX. 1885 sq ft
- HIGHLY REGARDED SCHOLARS DEVELOPMENT
- FULLY FITTED KITCHEN/DINING ROOM
- 18ft LOUNGE
- EN SUITE TO PRINCIPAL BEDROOM
- LUXURY BATHROOM
- UTILITY/ PLAYROOM
- MOMENTS FROM BROXBOURNE SCHOOL
- BUILD WARRANTY

KIRBY COLLETTI are proud to present this stunning FOUR BEDROOM SEMI DETACHED HOUSE with accommodation of approx.1885 sq ft., situated within the prestigious 'The Scholars' development built recently by Chase New Homes.

Ideally located just a short walk from the highly regarded Broxbourne Secondary School, Broxbourne Mainline Station (serving London Liverpool Street), the scenic Lea Valley Regional Park, and local amenities, shops, pubs, and restaurants. The Hertfordshire Golf & Country Club and essential road links (A10/M25) are also easily accessible by car.

The ground floor opens into a welcoming, spacious Reception Hall leading a stunning Kitchen/Dining room with access to the Utility Room/Integral Garage. Also benefits from a Ground Floor W.C.

On the first floor, there is a spacious Living Room, two Bedrooms and the Family Bathroom/W.C. To the second floor, there are two fabulous Double Bedrooms, with the Principal Bedroom benefiting from a luxury En-Suite Shower Room.

Further highlights include a remaining 10-year build guarantee, fitted wardrobes, gas central heating with underfloor heating throughout the ground floor and bathrooms, uPVC double glazing, a private driveway providing parking and artificial lawned rear garden.

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ACCOMMODATION

RECEPTION HALL 20'5 x 7 max (6.22m x 2.13m max)

GROUND FLOOR W.C 6'8 x 3'5 (2.03m x 1.04m)

KITCHEN/DINING ROOM 18 x 15'7 (5.49m x 4.75m)

UTILITY/PLAYROOM 16'11 x 9'9 (5.16m x 2.97m)

FIRST FLOOR LANDING 9'7 x 7'3 (2.92m x 2.21m)

BEDROOM 3
15'6 max x 10'6 max (4.72m max x 3.20m max)

BEDROOM 4 10'5 x 8'11 (3.18m x 2.72m)

FAMILY BATHROOM

SECOND FLOOR LANDING

BEDROOM 1 18 x 11'5 (5.49m x 3.48m)

EN SUITE SHOWER ROOM/W.C
8'4 x 7'4 (2.54m x 2.24m)



OUTSIDE

FRONT GARDEN

GARAGE/STORE ROOM

9'9 x 7 (2.97m x 2.13m)

REAR GARDEN

AGENTS NOTES

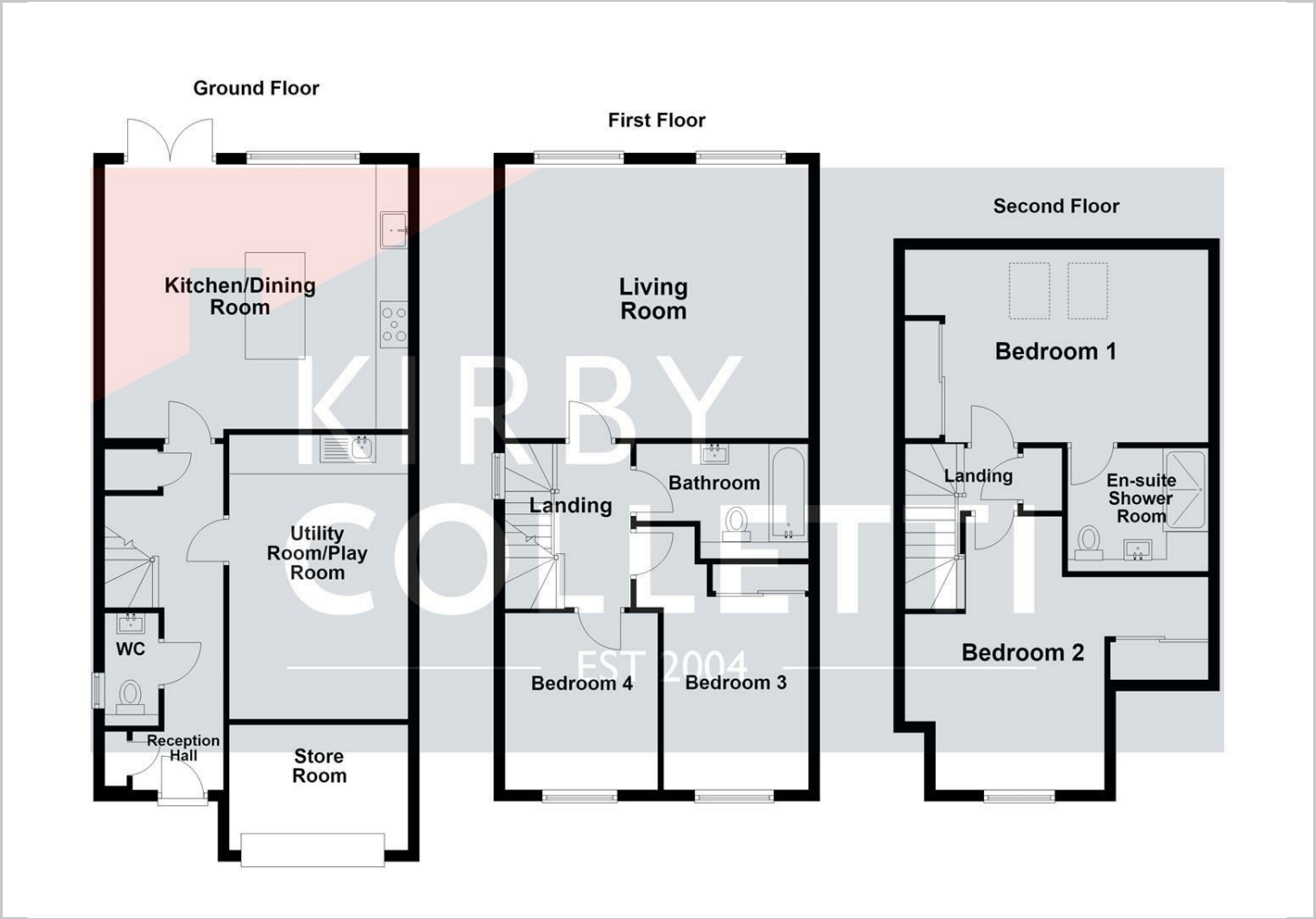




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Floor Plans



Viewing

Please contact our Kirby Colletti Office on 01992471888 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Location Map



Energy Performance Graph

