



KIRBY
COLLETTI

EST 2004

7 Salwey Crescent

Broxbourne, EN10 7NJ

Price £550,000



*** No Upward Chain*** Kirby Colletti are please to offer this well presented Three Bedroom Semi Detached House situated in this sought after cul de sac which is within a short walk to excellent Primary & Secondary Schooling, Local Shops & Restaurants and Broxbourne Railway Station with its excellent service into London.

The property benefits from Lounge/Dining Room, Re-Fitted Kitchen with integrated appliances, Re-Fitted Bathroom, 64ft Rear Garden, Downstairs Cloakroom, uPVC Double Glazing, Double Tandem Garage and Off street parking for several vehicles.

- Chain Free
- Re-Fitted Kitchen
- uPVC Double Glazed
- 64ft Facing Garden
- Three Bedroom Semi Detached House
- Cloakroom
- Gas Central heating
- Lounge/Dining Room
- Re-Fitted Bathroom
- Double Tandem Garage



ACCOMMODATION

uPVC double glazed front door to:

ENTRANCE HALL

Side aspect uPVC double glazed window. Stairs to first floor. Understairs cupboard housing meters. Radiator. Laminate flooring. Coved ceiling.

CLOAKROOM

5'2 x 2'4 (1.57m x 0.71m)

Front aspect uPVC double glazed window. White suite comprising low level W.C with concealed cistern. Wash hand basin. Recessed ceiling spotlights. Extractor fan. Heated towel rail.

LOUNGE/DINING ROOM

22 x 11'11 narrowing to 8'11 in dining area (6.71m x 3.63m narrowing to 2.72m in dining area)

Front aspect uPVC double glazed box bay window. uPVC double glazed sliding patio door to rear garden. Two radiators. TV point. Coved ceiling. Recessed spotlights. Laminate flooring.

RE-FITTED KITCHEN

8'10 x 8'8 (2.69m x 2.64m)

Side aspect uPVC double glazed window. Rear aspect uPVC double glazed window and door to rear garden. Range of wall and base mounted units. Worksurfaces over with tiled splashbacks. Inset single drainer stainless steel sink unit with mixer tap over. Built in electric four ring hob with extractor hood over. Built in oven below. Integrated fridge and freezer. Integrated dishwasher and tumble dryer. Plumbing for washing machine. Recessed spotlights.

FIRST FLOOR LANDING

Side aspect uPVC double glazed window. Radiator. Loft access via loft ladder.

BEDROOM ONE

11'10 x 11'8 (3.61m x 3.56m)

Front aspect uPVC double glazed box bay window. Radiator. Storage cupboard.

BEDROOM TWO

11'6 x 9 (3.51m x 2.74m)

Rear aspect uPVC double glazed window. Radiator. Storage cupboard housing gas central heating boiler.

BEDROOM THREE

8'10 x 5'10 (2.69m x 1.78m)

Front aspect uPVC double glazed window. Radiator.

RE-FITTED BATHROOM

6 x 5'5 (1.83m x 1.65m)

Rear aspect uPVC double glazed window. White suite comprising panelled bath with mixer tap over. Wall mounted shower and shower screen. Wash hand basin. Low level W.C. Three walls fully tiled. Heated towel rail. Recessed ceiling spotlights. Extractor fan.

OUTSIDE

REAR GARDEN

East facing. Approx. 64ft. Concrete patio area with remainder laid to lawn. Shrub borders. Side pedestrian access to front driveway.

DOUBLE TANDEM GARAGE

27'2 x 8'9 (8.28m x 2.67m)

Up and over door. Light and power connected. Rear aspect uPVC double glazed window and door to rear garden.

FRONT GARDEN

Bloc paved driveway providing off street parking for several vehicles.



Road Map



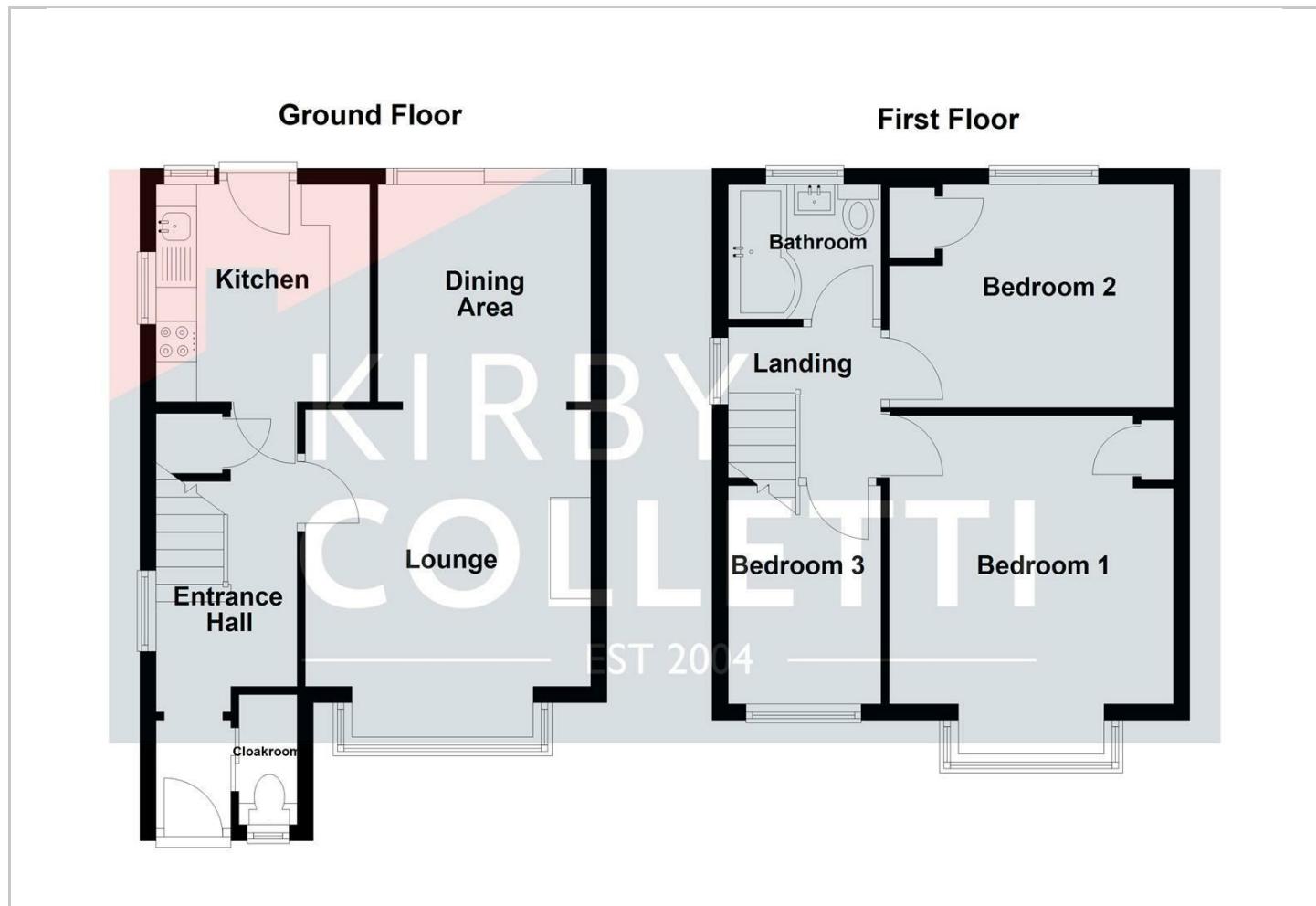
Hybrid Map



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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			
England & Wales			