



11 Wharf Road

Broxbourne, EN10 6HU

Price Guide £475,000



NO UPWARD CHAIN!!! Kirby Colletti are delighted to bring to market this deceptively spacious **FOUR BEDROOM SEMI-DETACHED HOUSE**, offering accommodation in excess of 1,300 sq. ft. The property is in need of some modernisation and presents an excellent opportunity for purchasers to update and improve the home to their own taste. Situated in this popular residential location, the property is conveniently positioned for local shops, schooling for all ages, the scenic Lea Valley Regional Park and River Lea, and is just over a mile from Broxbourne Railway Station, providing a fast commute into London.

The ground floor offers excellent family accommodation, comprising a spacious Lounge/Dining Room leading through to the Kitchen, which overlooks the rear garden. There is also a Separate Sitting Room, Ground Floor W.C. and Utility Room.

To the first floor, there are Three Double Bedrooms, One Single Bedroom and a Large Family Bathroom. The property further benefits from Gas Central Heating via radiators and Double Glazed Windows throughout.

Externally, the front garden is retained by a low-level brick wall, with hardstanding to the side providing off-street parking and access to the rear garden, which is approximately 66ft Long.

- NO UPWARD CHAIN
- LOUNGE/DINING ROOM
- UTILITY ROOM
- WITHIN WALKING DISTANCE TO BROXBOURNE RAILWAY STATION
- ACCOMMODATION OF APPROX 1300 sq ft
- SITTING ROOM
- GROUND FLOOR W.C
- FOUR BEDROOM SEMI DETACHED HOUSE
- 16'8 KITCHEN
- CLOSE TO SCHOOLS, LEA VALLEY PARK & LOCAL SHOPS



ACCOMMODATION

ENTRANCE HALL

13'6 x 3 (4.11m x 0.91m)

Door to Lounge and opening to Inner Hall.

INNER HALL

5'4 x 3'8 max (1.63m x 1.12m max)

GROUND FLOOR W.C

7'9 x 3'9 max (2.36m x 1.14m max)

Side aspect uPVC double glazed window. Low level W.C. Wash hand basin.

UTILITY ROOM

11'9 x 5'5 max (3.58m x 1.65m max)

Rear aspect uPVC double glazed window. Stainless steel sink unit. Wall mounted gas boiler. Plumbing for washing machine. Door to rear lobby.

SITTING ROOM

11'9 x 10'11 (3.58m x 3.33m)

Front aspect uPVC double glazed window.

LOUNGE AREA

13'7 x 12'1 (4.14m x 3.68m)

Front aspect uPVC double glazed window. Opening to:

DINING AREA

13'7 x 8 (4.14m x 2.44m)

Door to staircase. Door to:

KITCHEN

16'8 x 7'9 max (5.08m x 2.36m max)

Two rear aspect uPVC double glazed windows. Range of wall and base units with worksurfaces over. Single drainer sink unit. Gas cooker point. Plumbing for dishwasher. Door to:

REAR LOBBY

4'10 x 2'8 (1.47m x 0.81m)

Door to rear garden and door to utility room.

FIRST FLOOR LANDING

Access to loft.

BEDROOM 1

12 x 11'9 at widest points (3.66m x 3.58m at widest points)

Front aspect uPVC double glazed window.

BEDROOM 2

12'4 x 9 (3.76m x 2.74m)

Front aspect uPVC double glazed window.

BEDROOM 3

13'9 x 7'11 (4.19m x 2.41m)

Rear aspect uPVC double glazed window. Built in cupboard.

BEDROOM 4

9'3 x 7 (2.82m x 2.13m)

Front aspect uPVC double glazed window.

BATHROOM/W.C

11'9 x 9'3 (3.58m x 2.82m)

Rear aspect uPVC double glazed window. Panel enclosed bath. Low level W.C. Pedestal wash hand basin. Airing cupboard.

OUTSIDE

FRONT GARDEN

Retained by low level brick wall with driveway to side providing off street parking.

REAR GARDEN

Approx. 66ft deep. Laid to lawn with flower/shrub borders. Timber shed. Pedestrian side access.

AGENTS NOTES

COUNCIL TAX BAND E. - Borough Of Broxbourne



Road Map



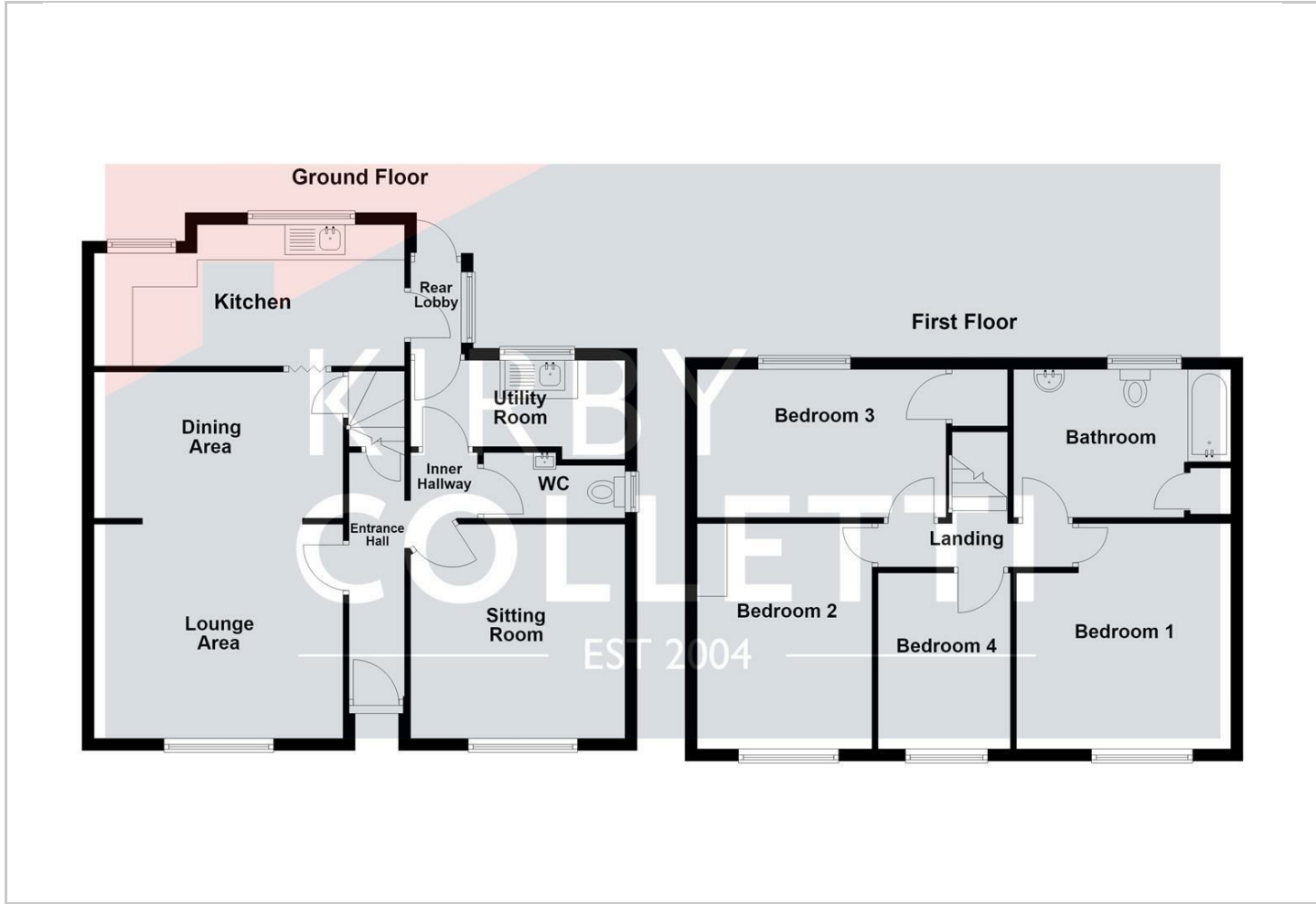
Hybrid Map



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

