



14 Wharf Road

Broxbourne, EN10 6HX

Offers In Excess Of £350,000



KIRBY COLLETTI bring to market this delightful TWO DOUBLE BEDROOM VICTORIAN COTTAGE with excellent potential for extension's to rear and into the loft. Situated within a short walk of local shops, schooling for all ages, pubs/restaurants, parks and River Lea. Also just over a mile to Broxbourne's Railway Station.

The property features approx. 730 sqft of accommodation comprising 25ft Lounge/Diner, Kitchen, Gas Heating To Radiators, uPVC Double Glazing, 55ft South Facing Rear Garden, Upstairs' Bathroom & Shower Cubicle to Bedroom One.

- VICTORIAN COTTAGE
- 55ft SOUTH FACING REAR GARDEN
- uPVC DOUBLE GLAZING
- JUST OVER A MILE TO BROXBORNE RAILWAY STATION
- TWO DOUBLE BEDROOMS
- UPSTAIRS BATHROOM/W.C
- SHOWER CUBICLE TO BEDROOM 1
- 25ft LOUNGE/DINER
- GAS HEATING TO RADIATORS
- SHORT WALK TO LOCALS SHOPS & PARKS



ACCOMMODATION

Entrance door to:

PORCH

Front aspect uPVC double glazed window. Tiled floor. Open to:

LOUNGE/DINING ROOM

25'5 x 12'2 (7.75m x 3.71m)

Dual aspect uPVC double glazed windows. Feature fireplace. Coved ceiling. Wooden flooring. Three radiators. Wall lights. Central staircase to first floor. Open to:

KITCHEN

7'11 x 7 (2.41m x 2.13m)

Side aspect uPVC double glazed window and stable door to garden. Range of wall and base units with worksurfaces over. Stainless steel single drainer sink unit. Built in electric oven and gas hob. Space for fridge/freezer.

FIRST FLOOR LANDING

Coved ceiling. Wooden flooring.

BEDROOM 1

11'10 x 11'9 (3.61m x 3.58m)

Front aspect uPVC double glazed window. Coved ceiling. Wooden flooring. Radiator. Fully tiled shower cubicle.

BEDROOM 2

Rear aspect uPVC double glazed window. Coved ceiling. Radiator. Access to fully boarded loft area with VELUX window via retractable ladder.

BATHROOM/W.C

8 x 7 (2.44m x 2.13m)

Rear aspect uPVC double glazed window. Fully tiled walls. Panel enclosed bath with mixer tap and shower attachment, Wash hand basin with cupboard under. Low level W.C. Cupboard housing wall mounted gas boiler. Radiator.

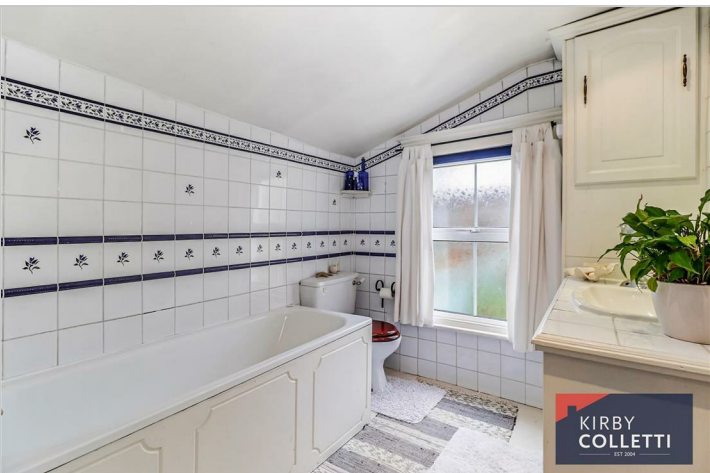
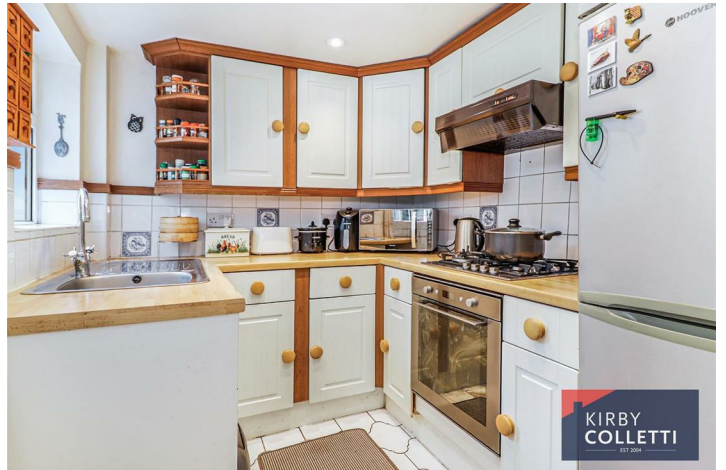
OUTSIDE

FRONT GARDEN

Cottage style garden with various shrub's, plants and trees. Outside tap. Outside light.

REAR GARDEN

South facing. 55ft deep max. Paved patio with small lawned area. Timber shed. Small Brick built outhouse with plumbing for washing machine. Outside tap.



Road Map



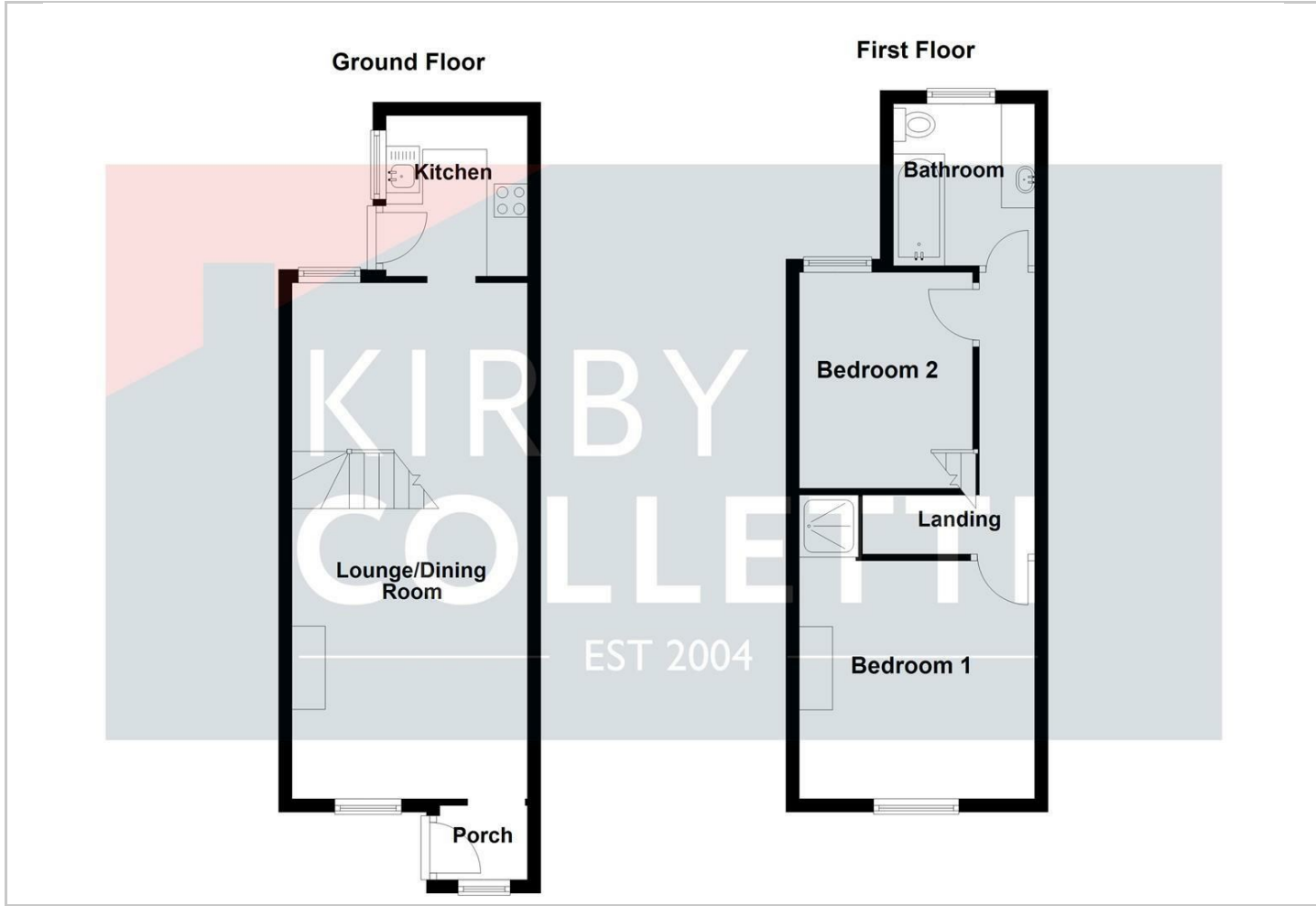
Hybrid Map



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

