



## Baytree Cottage Off Station Road

Broxbourne EN10 7AN

**Offers In Excess Of £700,000**



An IMMACULTEY PRESENTED THREE BEDROOM DETACHED COTTAGE situated along this quiet lane in the heart of Broxbourne within a short walk to Broxbourne's British Rail Station, River Lee, Local Parks and Shopping Parade.

The property benefits from spacious dual aspect lounge, Study/Sitting Room, Quality Re-Fitted Kitchen/Diner, Ground floor Shower Room/W.C, Luxury 'DURAVIT' Bathroom, En-Suite Shower Room, uPVC Double Glazing, Detached Garage with parking in front for two cars and 41ft Rear Garden.

## ACCOMMODATION

uPVC entrance door to:

### RECEPTION HALL

Dual aspect uPVC double glazed windows. Coved ceiling. Recessed ceiling spotlights. Oak Flooring. Radiator. Stairs up to first floor.

### GROUND FLOOR SHOWER

Front aspect uPVC double glazed window. Fully tiled walls and floor with porcelain tiling. Fully tiled shower cubicle. Circular wash basin with wooden wash stand. Toilet with concealed cistern. Chrome heated towel rail. Recessed ceiling spotlights. Coved ceiling. Shaver socket. Extractor fan.

### LOUNGE

19'10 x 14'3 into recess (6.05m x 4.34m into recess)

Dual aspect uPVC double glazed window to front and uPVC French doors to garden. Feature stone fireplace with fitted gas fire. Coved ceiling. Recessed ceiling spotlights. Oak flooring. Two radiators. TV and Sky aerial points.

### STUDY/SITTING ROOM

13'3 x 8'1 (4.04m x 2.46m)

Rear aspect uPVC double glazed window. Coved ceiling. Radiator. Oak flooring. Open to:

### KITCHEN/DINER

20 x 15 (6.10m x 4.57m)

Triple aspect with uPVC double glazed windows to front and side. uPVC French doors to garden and single door to side. Range of white high gloss wall and base units with black granite worksurfaces over and two inset stainless steel circular sink units. Island unit with five ring gas hob and extractor canopy above. Built in stainless steel double oven. Integrated dishwasher. Cupboard housing washing machine. Recessed ceiling spotlights. Coved ceiling. Oak Flooring.

### FIRST FLOOR LANDING

Recessed ceiling spotlights. Coved ceiling. Access to loft.

### BEDROOM ONE

16'1 into wardrobes x 11'5 (4.90m into wardrobes x 3.48m)

Rear aspect uPVC double glazed window. Fitted wardrobes to one wall. Radiator. Eaves storage cupboard. Door to:

### EN SUITE SHOWER ROOM

11'7 x 3'2 (3.53m x 0.97m)

Side aspect uPVC double glazed window. Fully tiled shower cubicle. Wash hand basin. Low level W.C. Fully tiled walls. Shaver socket. Radiator.

### BEDROOM TWO

15'10 x 12 max (4.83m x 3.66m max)

Rear aspect uPVC double glazed window. Fitted wardrobes to one wall. Radiator.

### BEDROOM THREE

13'3 x 7 (4.04m x 2.13m)

Rear aspect uPVC double glazed window. Radiator.

### LUXURY BATHROOM/W.C

Front aspect uPVC double glazed window. Fully tiled walls and floor with porcelain tiling to complement a quality refitted DURAVIT suite comprising of wall hung toilet with concealed cistern. His and hers square wash basins on a walnut effect wash stand. Large walnut effect panelled enclosed bath with mixer tap and shower attachment. Tiled TV. Shaver socket. Recessed ceiling spotlights. Ceiling speakers. Chrome heated towel rail.

### OUTSIDE

#### REAR GARDEN

41ft deep. East Facing. Block paved patio and path. Additional decked area. Laid to lawn with flower and shrub borders. Door garage. Pedestrian side access.

#### FRONT GARDEN

Block paved path and drive to side. Providing parking for Two cars. Access to:

#### DETACHED GARAGE

Up and over door.



Road Map



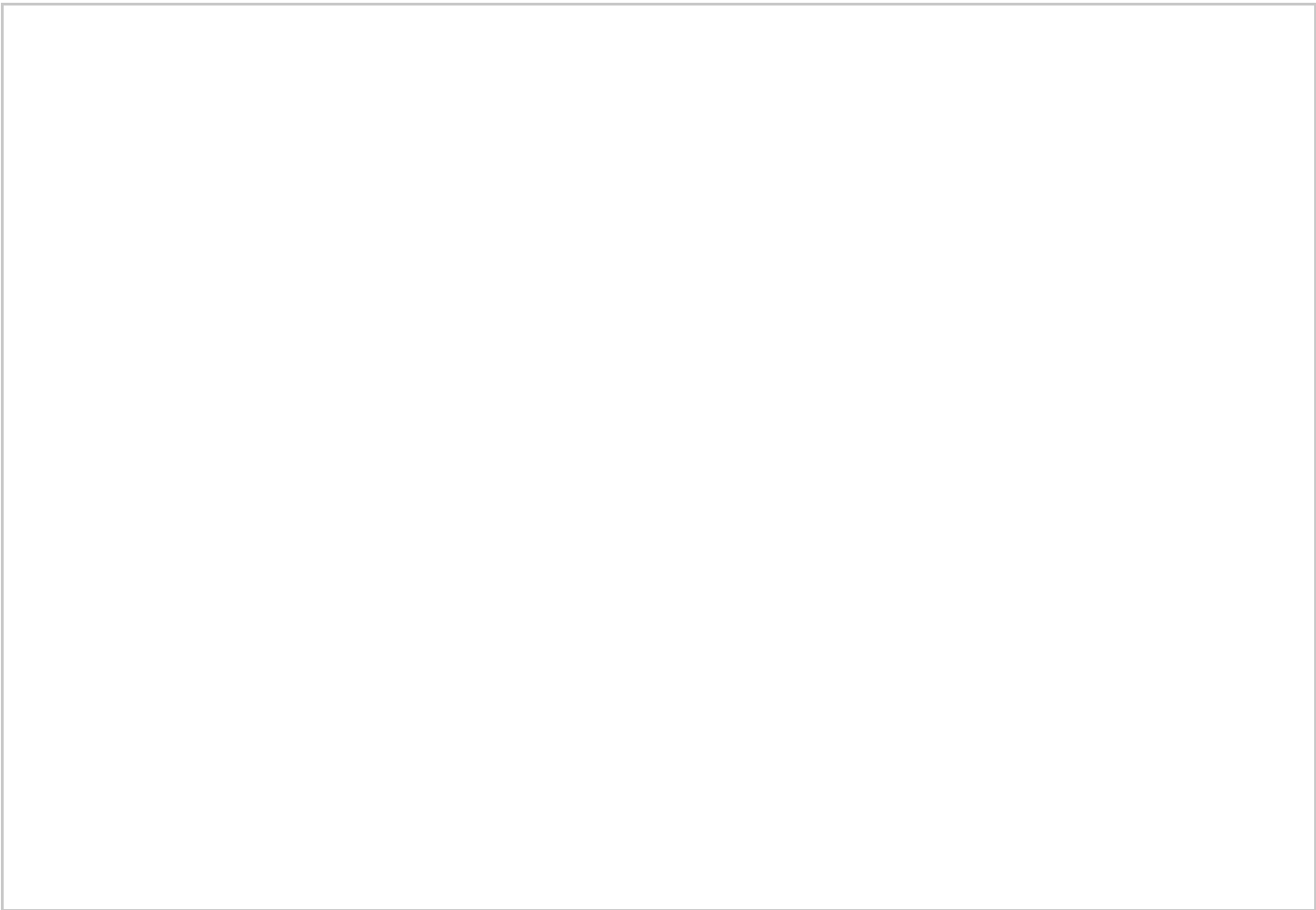
Hybrid Map



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

