



## 6 St. Catharines Road

Broxbourne, EN10 7LG

**Price £850,000**



CHAIN FREE! Kirby Colletti are proud to present this SUPERB FOUR BEDROOM DETACHED HOUSE, Situated in one of Broxbourne's most desirable locations of St. Catharines Road. Offering excellent potential to extend subject to planning permission

Providing well-balanced modern accommodation, the property features two generous reception rooms, one suitable for a home office, a refitted kitchen/breakfast room, and a modern family bathroom. Four well-proportioned bedrooms provide ample space for family living.

Outside, you'll find a mature, secluded rear garden with a southerly aspect, two garages and a private driveway to the front.

Situated within walking distance of Broxbourne Railway Station, offering a fast service into London Liverpool Street and Stansted Airport, as well as the local shops at Broxbourne Parade.

Hoddesdon Town Centre is only moments away, providing major supermarkets, a variety of shops, restaurants, and leisure facilities. The River Lea, local parks, and well-regarded schools are all within easy reach, making this an ideal location for both commuters and families.

- PRESTIGIOUS RESIDENTIAL LOCATION
- RE FITTED KITCHEN/BREAKFAST ROOM
- BEAUTIFUL SECLUDED REAR GARDEN
- SHORT WALK TO BROXBOURNE RAILWAY STATION
- FOUR BEDROOM DETACHED HOUSE
- RE FITTED BATHROOM
- EXCELLENT POTENTIAL FOR EXTENDING (STPP)
- TWO RECEPTION ROOMS
- uPVC DOUBLE GLAZING
- TWO GARAGES & PARKING



## ACCOMMODATION

Entrance door to:

### RECEPTION HALL

10'4 x 8'1 max (3.15m x 2.46m max)

Parquet wood floor. Radiator. Stairs up to first floor with glass balustrade.

### GROUND FLOOR W.C

4'11 x 4'7 (1.50m x 1.40m)

Front aspect uPVC double glazed window. Low level W.C. Wash hand basin with cupboard under.

### LOUNGE

15'2 x 13 max (4.62m x 3.96m max)

Rear aspect sliding patio door to garden. Two side aspect uPVC double glazed windows. Fireplace. Coved ceiling. Radiator. Herringbone Parquet wood flooring.

### DINING ROOM

Front aspect uPVC double glazed window. Radiator. Herringbone Parquet wood flooring.

### KITCHEN/BREAKFAST ROOM

13'9 x 11'1 (4.19m x 3.38m )

Rear aspect uPVC double glazed window and door to side. Cream high gloss wall and base units with composite stone worksurfaces over. Inset 1 and half bowl stainless steel sink unit. Built in electric oven and four ring gas hob with extractor canopy above. Built in microwave. Integrated dishwasher. Fridge freezer. Island unit with breakfast bar. Larder cupboard with washing machine. Engineered wood flooring. Column radiator.

### FIRST FLOOR LANDING

10'10 x 10'10 max (3.30m x 3.30m max)

Front aspect uPVC double glazed window. Access to loft.

### BEDROOM ONE

15'6 x 11'3 (4.72m x 3.43m)

Rear aspect uPVC double glazed window. Fitted wardrobes and drawers. Radiator.

### BEDROOM TWO

12'2 x 10'8 (3.71m x 3.25m )

Front aspect uPVC double glazed window. Fitted wardrobes. Radiator.

### BEDROOM THREE

13'5 x 11'4 (4.09m x 3.45m)

Rear aspect uPVC double glazed window. Vanity wash hand basin. Radiator.

### BEDROOM FOUR

11'4 x 8'6 (3.45m x 2.59m)

Front aspect uPVC double glazed window. Radiator.

### BATHROOM/W.C

8 x 5'8 (2.44m x 1.73m)

Side aspect uPVC double glazed window. Tiled enclosed bath with mixer tap and separate shower unit. Glazed screen. Fully tiled walls to 2/3 height. Tiled floor. Unit incorporating toilet with concealed cistern and wash hand basin with cupboard under. Chrome heated towel rail. Airing cupboard housing wall mounted gas boiler.

### OUTSIDE

#### REAR GARDEN

50ft x 50ft. Southerly aspect . Paved patio to the rear and one side, leading onto a neatly tended lawn with mature trees and shrub border's. Timber decked area to side with door to rear of the garage.

#### FRONT GARDEN

Off street parking for 2 cars with access to two garages. Small lawned area retained by low level wall which could be hard landscaped to create further parking.

#### INTEGRAL GARAGE

16'1 x 8'6 (4.90m x 2.59m)

Up and over door.

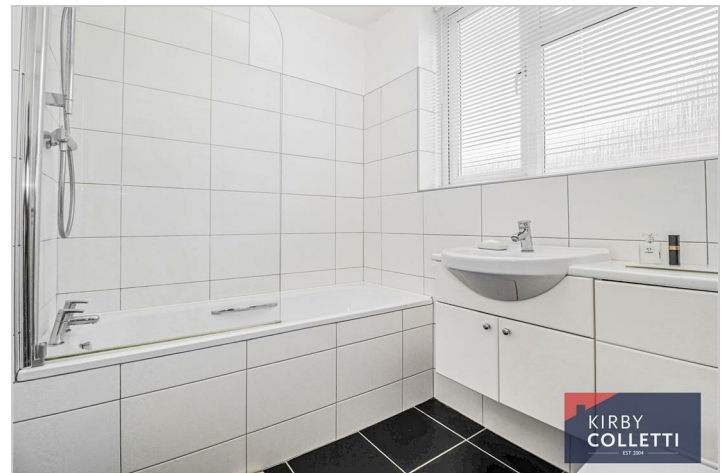
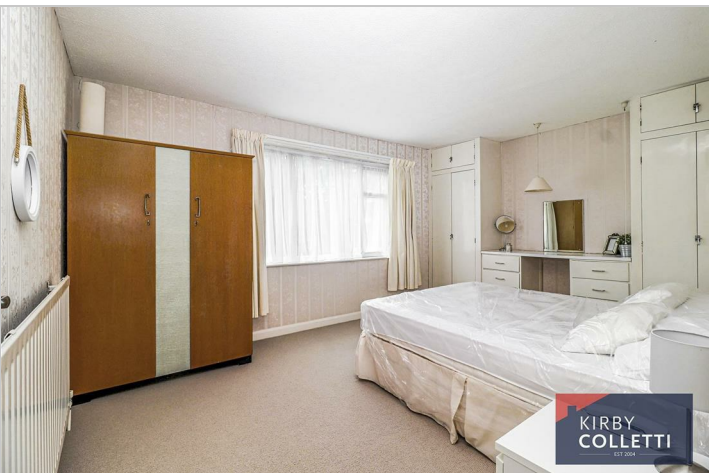
#### SEPARATE ADJOINING GARAGE

16'4 x 16'3 max (4.98m x 4.95m max)

Up and over door.

### AGENTS NOTE

The property is to be sold as seen, including all contents and furnishings, with the exception of the seller's personal belongings.



## Road Map



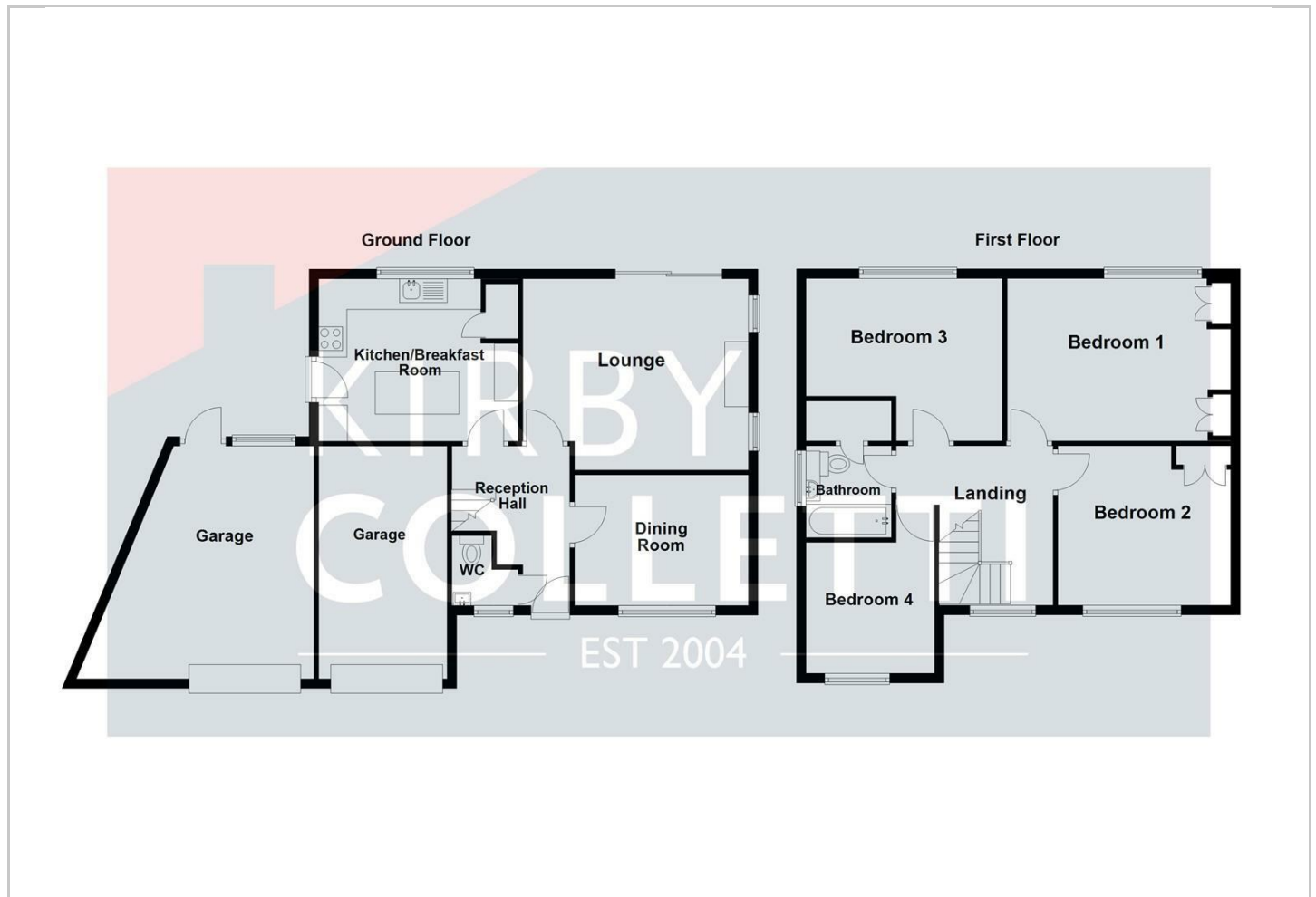
## Hybrid Map



## Terrain Map



## Floor Plan

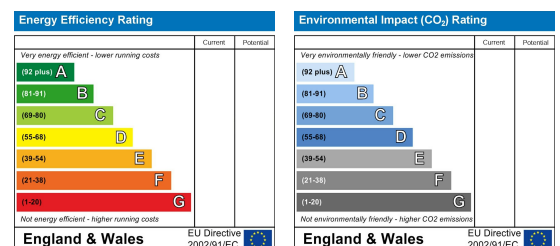


## Viewing

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Energy Efficiency Graph



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