



Sunnylea Riverside Avenue, Broxbourne, EN10 6RD

**Offers In Excess Of £1,300,000**









# Sunnylea Riverside Avenue

Broxbourne, EN10 6RD

- CHAIN FREE
- FOUR BEDROOM DETACHED BUNGALOW
- RIVER LEE FRONTAGE
- DOUBLE GARAGE
- SHORT WALK TO B R STATION
- TRULY UNIQUE OPPORTUNITY
- 1/3 OF ACRE PLOT
- TWO RECEPTION ROOMS
- PREMIER PRIVATE ROAD
- EXCELLENT POTENTIAL

CHAIN FREE!! A truly unique opportunity to acquire this FOUR BEDROOM DETACHED BUNGALOW lying on a superb plot of a 1/3 of an acre located on the banks of the River Lee, perfect for mooring and fishing. This property offers fantastic potential to create an outstanding home subject to planning consent.

Situated along this most highly regarded private roads which is conveniently located within a short walk of Broxbourne Railway Station, Local Shops, Restaurants/Pubs and also catchment for excellent schooling.

Some of the many features include a Spacious Lounge and Dining Room, Kitchen, Bathroom, Gas Heating to Radiators, Double Glazing, Two Garages and Ample Parking to Front.



## ACCOMMODATION

**ENTRANCE HALL** 5'6 x 3'10 (1.68m x 1.17m)

**KITCHEN** 14'8 x 9'9 (4.47m x 2.97m)

**BATHROOM/W.C** 8'10 x 5'7 (2.69m x 1.70m)

**LOUNGE** 21 x 12 (6.40m x 3.66m)

**DINING ROOM** 21 x 13'9 (6.40m x 4.19m)

**LEAN TO** 13 x 6'5 (3.96m x 1.96m)

**BEDROOM ONE** 20'7 x 13'10 max (6.27m x 4.22m max)

**BEDROOM TWO** 15'5 x 11'1 (4.70m x 3.38m)

**BEDROOM THREE** 12 x 11'2 (3.66m x 3.40m)

**BEDROOM FOUR** 16'2 x 8'4 (4.93m x 2.54m)

**OUTSIDE**

**REAR GARDEN**

**FRONT GARDEN**



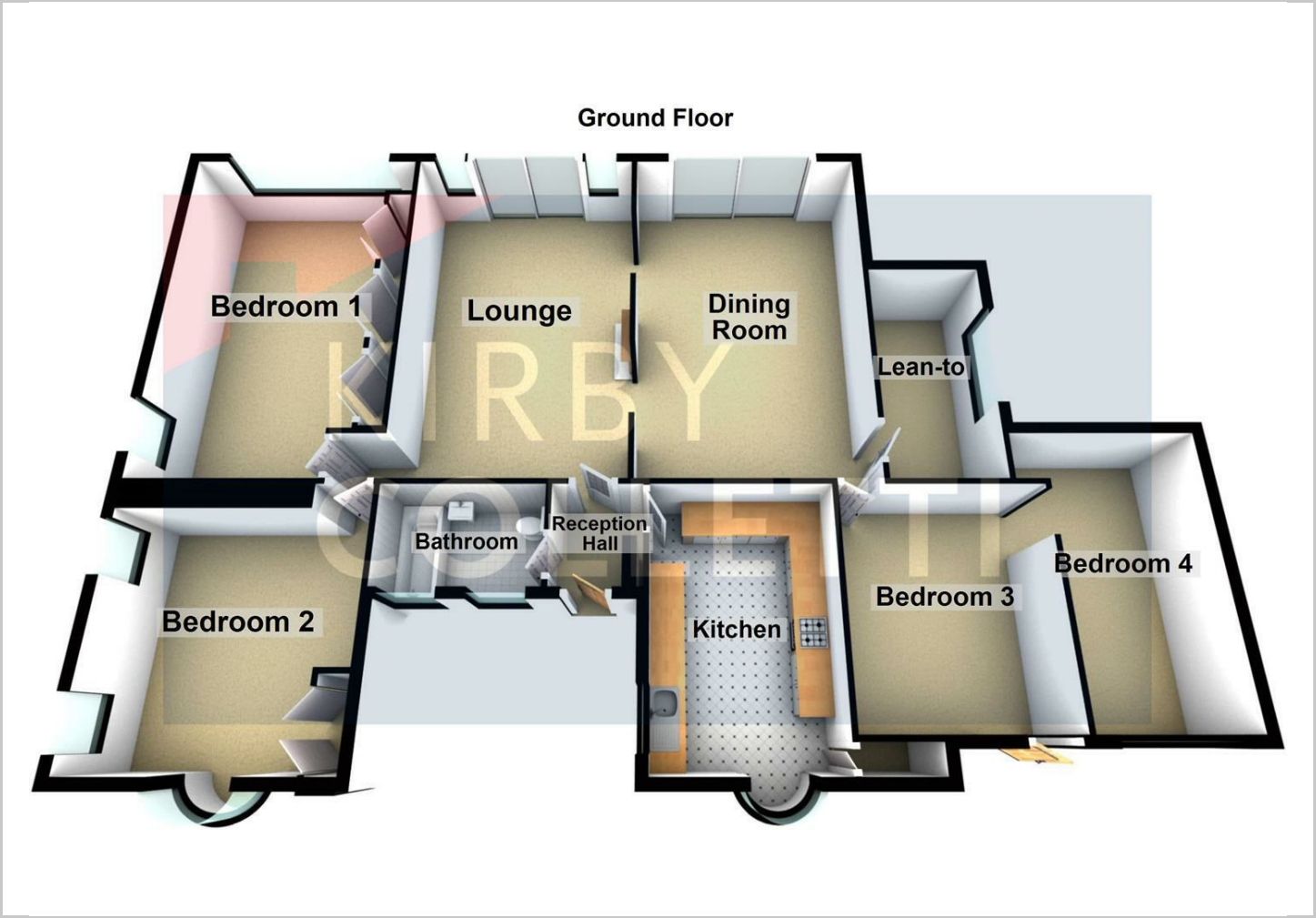








Floor Plans



Viewing

Please contact our Kirby Colletti Office on 01992471888 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Location Map



Energy Performance Graph

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