

KIRBY
COLLETTI

EST 2004



Sunnglea 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.



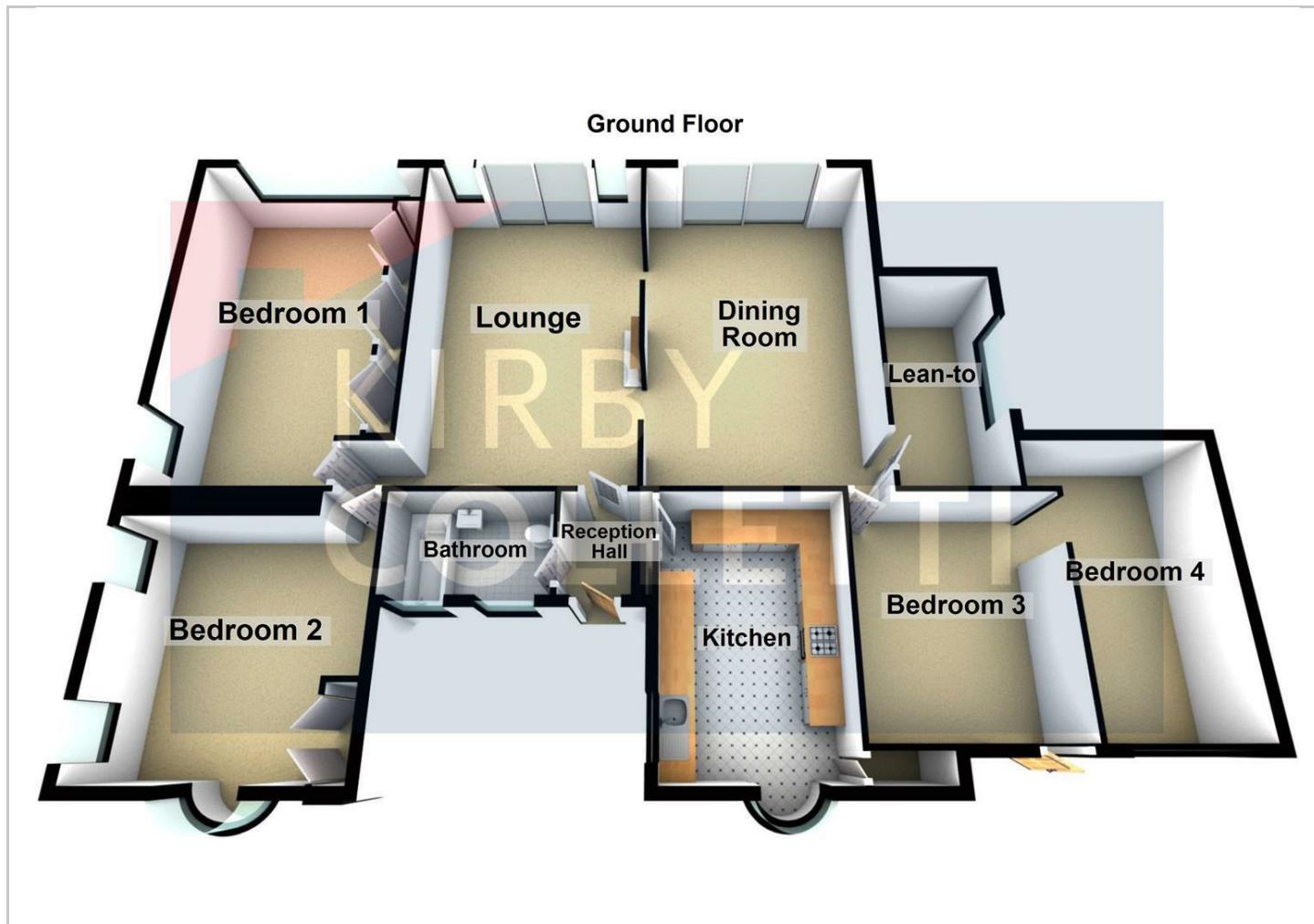
ACCOMMODATION

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	





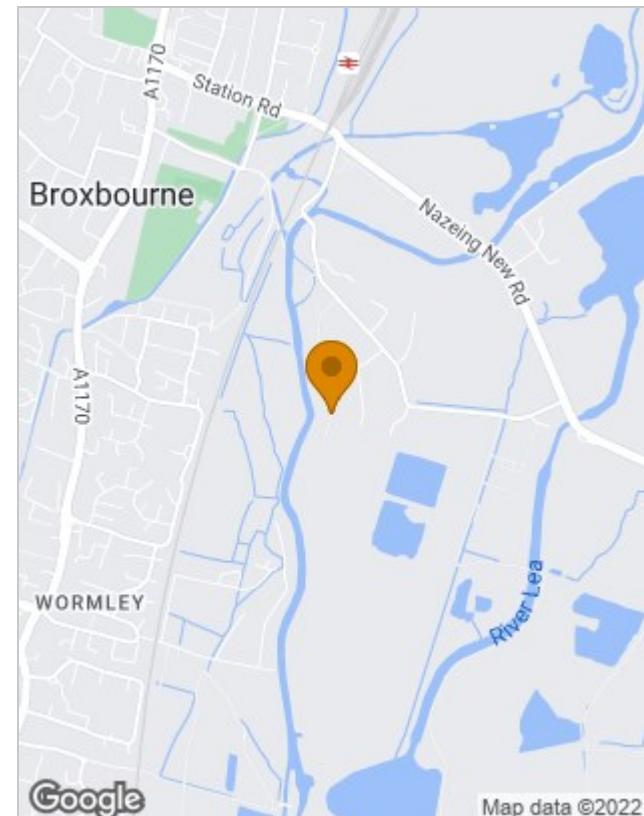
Floor Plans



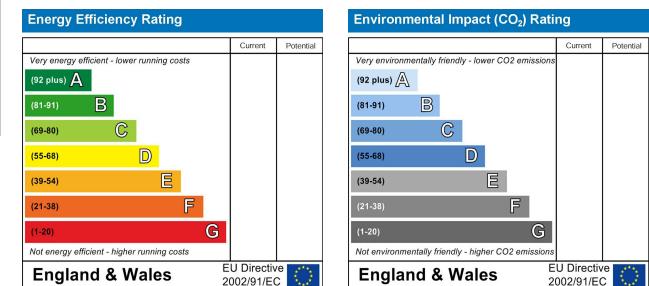
Viewing

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

Location Map



Energy Performance Graph



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.