



St. Catharines Road

Broxbourne, EN10 7LG

Price £519,950



KIRBY COLLETTI are pleased to bring to market this EXTENDED THREE BEDROOM SEMI DETACHED HOUSE. Situated in arguably one of Broxbourne's most highly regarded locations. Within a short stroll of Broxbourne Railway Station, Local Shops/Restaurants, Parks and Catchment for OFSTED Outstanding Schooling. Also, a short drive to The Hertfordshire Golf & Country Club and A10/M25 road links.

Some of the many features include Superb 27ft Kitchen/Family Room, 15ft Lounge, Ground Floor Cloakroom, uPVC Double Glazing, Gas Central Heating, Bathroom/W.C, Garage and Parking to Rear.

- **PRESTIGIOUS LOCATION**
- **27ft KITCHEN/FAMILY ROOM**
- **GARAGE AND PARKING TO REAR**
- **CATCHMENT FOR OUTSTANDING SCHOOLS**
- **EXTENDED SEMI DETACHED HOUSE**
- **15ft LOUNGE**
- **UPVC DOUBLE GLAZING**
- **THREE BEDROOMS**
- **GROUND FLOOR W.C**
- **SHORT WALK TO BROXBOURNE RAILWAY STATION**



ACCOMMODATION

Entrance door to:

PORCH

3'6 x 3'2 (1.07m x 0.97m)

Meter cupboard. Door to Lounge. Door to:

GROUND FLOOR W.C.

5'2 x 3'6 (1.57m x 1.07m)

Side aspect uPVC double glazed window. Toilet with concealed cistern. Wash hand basin. Tiled floor.

LOUNGE

15 x 12'5 (4.57m x 3.78m)

Front aspect uPVC double glazed window. Coved ceiling. Vinyl wood effect flooring. Radiator. Stairs up. Door to:

KITCHEN/LIVING ROOM

27 x 14'10 max (8.23m x 4.52m max)

Rear aspect uPVC double doors to garden and separate window to side. Two VELUX windows. White high gloss wall and base units. Integrated dishwasher. Wine cooler. Single drainer sink unit. Under stairs storage cupboard with vent for tumble dryer and plumbing for washing machine. Media unit with storage cupboards. Two radiators.

FIRST FLOOR LANDING

10'10 x 6

Access to loft via retractable ladder. Airing cupboard.

BEDROOM 1

12'4 x 8'8 (3.76m x 2.64m)

Front aspect uPVC double glazed window. Coved ceiling. Radiator. Built in storage cupboard.

BEDROOM 2

12 x 8'8 (3.66m x 2.64m)

Rear aspect uPVC double glazed window. Coved ceiling. Radiator. Built in storage cupboard.

BEDROOM 3

9'6 x 6 (2.90m x 1.83m)

Front aspect uPVC double glazed window. Built in cupboard. Laminated wood flooring. Radiator.

BATHROOM/W.C

5'10 x 5'9 (1.78m x 1.75m)

Rear aspect uPVC double glazed window. Fully tiled walls and floor. Panel enclosed bath with mixer tap, shower attachment and glazed screen. Unit incorporating wash hand basin and toilet with concealed cistern. Chrome heated towel rail. Recessed ceiling spotlights.

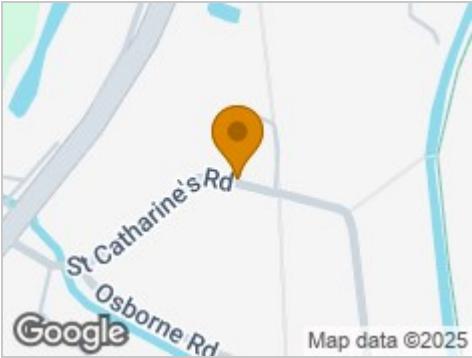
OUTSIDE

FRONT GARDEN

REAR GARDEN



Road Map



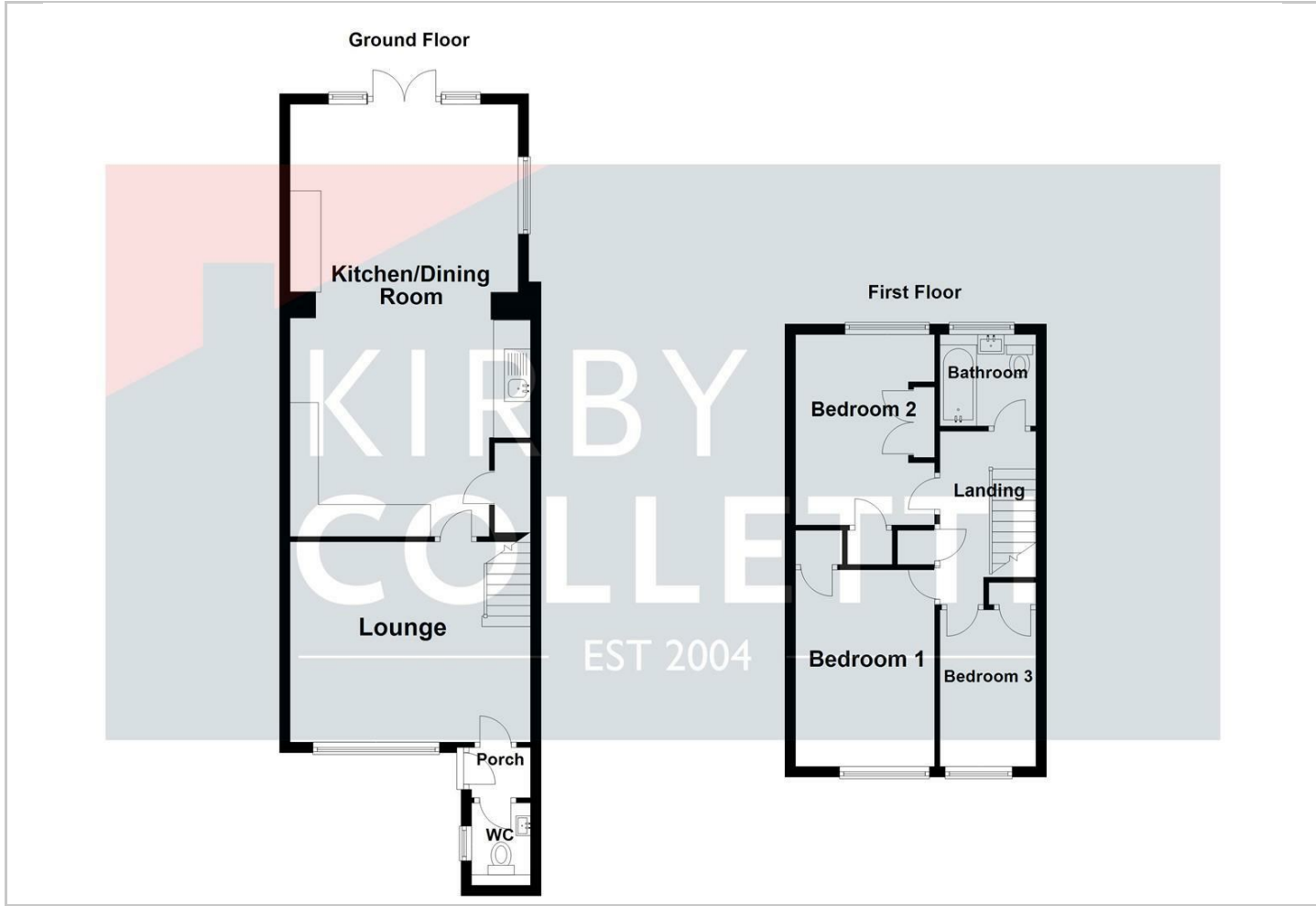
Hybrid Map



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

Energy Efficiency Graph

