



33 Old Nazeing Road, Broxbourne, EN10 6RU

£985,000

KIRBY  
COLLETTI  
EST 2004



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# 33 Old Nazeing Road

Broxbourne, EN10 6RU

- Chain Free
- Re-Fitted Kitchen
- Utility Room
- Family Bathroom with Jacuzzi Bath
- Electric Gated Front Garden
- Five Bedroom Detached House
- Cloakroom
- En Suite Shower Room
- Approximately 140ft Southerly aspect rear garden

Nestled on the charming Old Nazeing Road in Broxbourne, this impressive five-bedroom detached house offers a perfect blend of space, comfort, and modern living. Spanning an expansive 2,196 square feet, the property boasts four well-appointed reception rooms, providing ample space for both relaxation and entertaining.

The heart of the home is the re-fitted kitchen, which combines style and functionality, making it an ideal space for culinary enthusiasts. With five generously sized bedrooms, there is plenty of room for family and guests alike. The property also features two bathrooms, ensuring convenience for all occupants.

One of the standout features of this residence is the stunning 140ft southerly aspect rear garden, which offers a tranquil outdoor retreat, perfect for enjoying sunny days or hosting gatherings. Additionally, the property provides parking for several vehicles, a valuable asset in this desirable area.

Conveniently located, this home offers easy access to local transport links, making commuting a breeze. Whether you are looking for a family home or a spacious retreat, this property on Old Nazeing Road is sure to impress with its generous living spaces and delightful outdoor area. Don't miss the opportunity to make this exceptional house your new home.

£985,000



## Accommodation

### Entrance Hall

**Lounge** 16'5 x 16'10 into bay (5.00m x 5.13m into bay)

**Sitting Room** 14 x 11'8 (4.27m x 3.56m)

**Dining Room** 15'4 x 11'1 (4.67m x 3.38m)

**Family Room** 29'3 x 11'3 (8.92m x 3.43m)

**Re-Fitted Kitchen** 10'10 x 10'2 (3.30m x 3.10m)

**Laundry Room** 10'10 x 8'6 (3.30m x 2.59m)

**Cloakroom** 4 x 2'8 (1.22m x 0.81m)

### First Floor Landing

**Bedroom One** 13'2 x12 (4.01m x3.66m)

**En Suite Shower Room** 5'10 x 5'8 (1.78m x 1.73m)

**Bedroom Two** 14 x 12 (4.27m x 3.66m)





**Bedroom Three**

12 x 11'2 (3.66m x 3.40m)

**Bedroom Four**

10'8 x 8'2 (3.25m x 2.49m)

**Bedroom Five**

9'5 x 7'2 (2.87m x 2.18m)

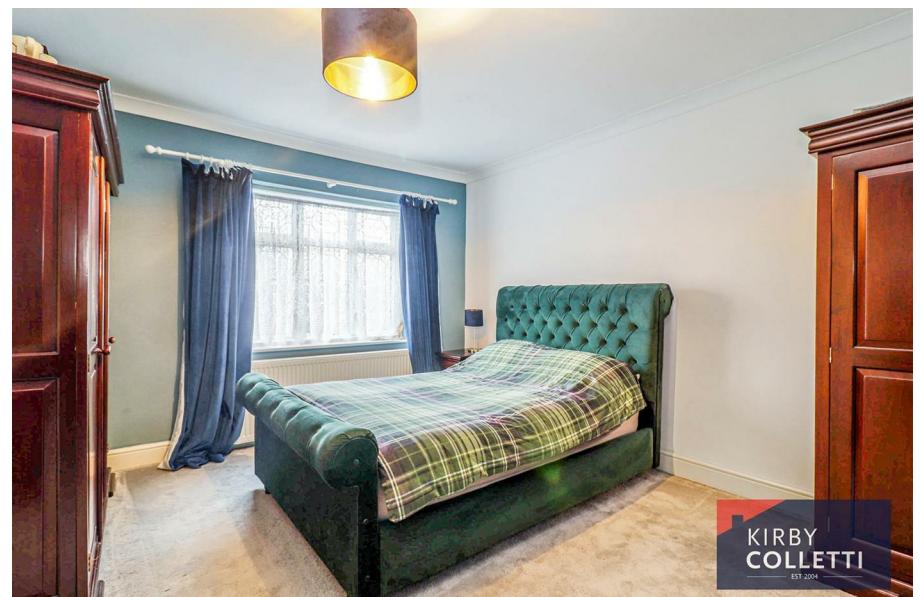
**Family Bathroom**

8'6 x 8 (2.59m x 2.44m)

**Exterior**

**Rear Garden**

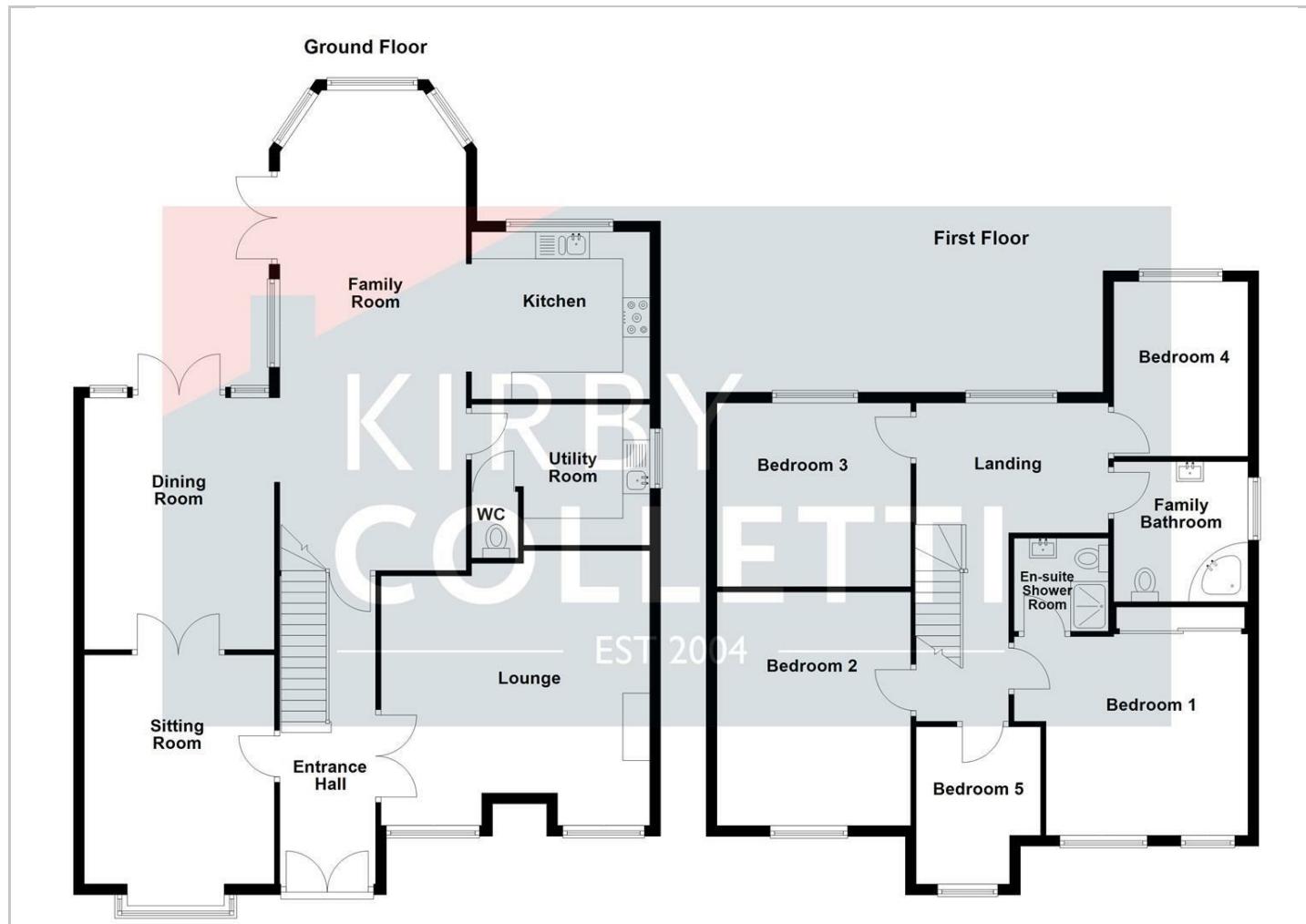
**Front Garden**



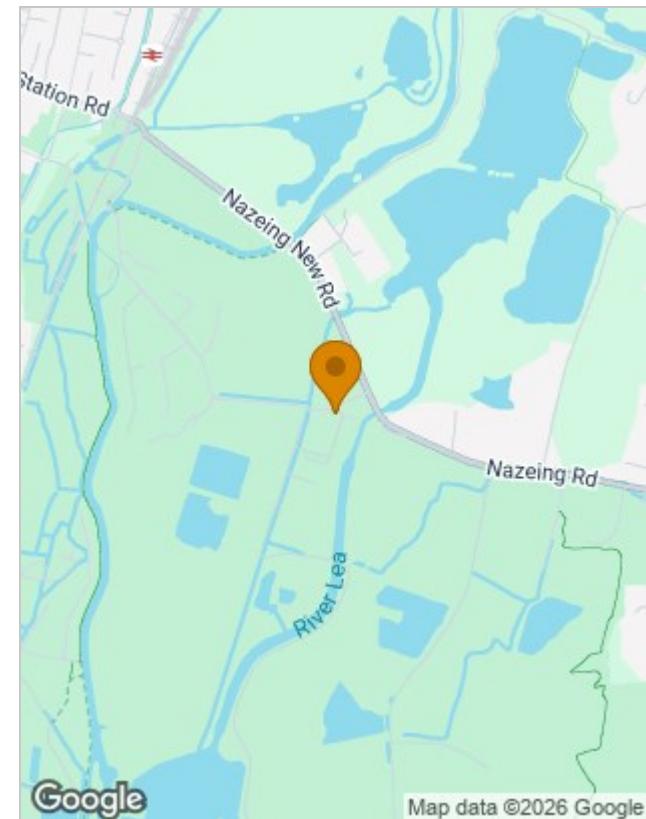


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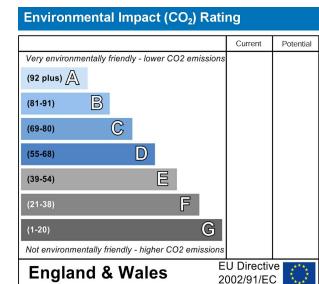
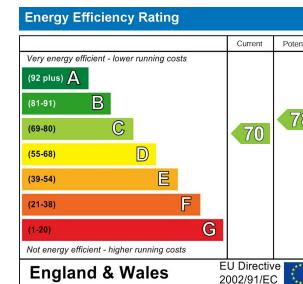
## Floor Plans



## Location Map



## Energy Performance Graph



## 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.