



200 High Road

Broxbourne, EN10 6QF



Price Guide £550,000

Kirby Colletti are delighted to market this ATTRACTIVE THREE BEDROOM 1930'S BAY FRONTED EXTENDED SEMI DETACHED HOUSE which is offered CHAIN FREE. An excellent opportunity to modernise and extend further subject to planning permission.

Located within a short walk to The Broxbourne School, New River, River Lee and Broxbourne Railway Station. Also a short drive to Hoddesdon Town Centre with its wealth of amenities and A10/M25 road links.

The property features include a Long Reception Hall that leads to the Bay Fronted Lounge, Dining Room with access to the Lean-To, Sitting Room, Breakfast Room opens onto the Kitchen and the Downstairs Shower/W.C. . On the first floor there are Two double bedrooms, one single bedroom and a Bathroom/W.C.

To the rear of the property there is a 85ft long West facing garden and to the front there is a block paved drive which provides ample off street parking for 2 to 3 cars.

- CHAIN FREE
- 1930's BAY FRONTED SEMI DETACHED
- THREE BEDROOMS
- THREE RECEPTION ROOMS
- KITCHEN
- BREAKFAST ROOM
- 85ft WEST FACING GARDEN
- DOWNSTAIRS SHOWER ROOM
- BATHROOM/W.C
- CLOSE TO BROXBOURNE SCHOOL



ACCOMODATION

RECEPTION HALL

14'6 x 5'10 (4.42m x 1.78m)

Stairs up to first floor. Under stairs storage cupboard. Radiator

LOUNGE

13'8 into bay x 12'8 (4.17m into bay x 3.86m)

Front aspect uPVC double glazed bay window. feature fireplace. Radiator

DINING ROOM

11'3 x 11'3 (3.43m x 3.43m)

Rear aspect uPVC double glazed double doors to Lean-to. Feature fireplace. radiator. Built in cupboard.

LEAN-TO

7'7 x 6'3 (2.31m x 1.91m)

Rear aspect uPVC double glazed windows and door to rear garden. Poly carbonate roof. Tiled floor.

SITTING ROOM

14'7 x 8'2 (4.45m x 2.49m)

Front aspect uPVC double glazed window. Radiator

BREAKFAST ROOM

8'2 x 7'4 (2.49m x 2.24m)

Parquet wood flooring. Radiator. Doorway to shower room/W.C. Open to:

KITCHEN

14'7 x 8'2 (4.45m x 2.49m)

Rear aspect uPVC double glazed windows and door to rear garden. Base unit with single drainer sink unit. Gas cooker point. Radiator.

DOWNSTAIRS SHOWER ROOM/W.C.

10'8 x 5'7 max (3.25m x 1.70m max)

Rear aspect uPVC double glazed window. Fully tiled shower cubicle. Washhand basin with cupboard under. Low level WC. Wall mounted gas boiler. Tiled floor

LANDING

Side aspect window.

BEDROOM ONE

12'2 max x 11'3 (3.71m max x 3.43m)

Rear aspect uPVC double gazed window. Feature fireplace. Built in cupboard. Radiator

BEDROOM TWO

11'6 x 11 max (3.51m x 3.35m max)

Front aspect uPVC double glazed window. Feature fireplace. Radiator.

BEDROOM THREE

8'5 x 7'7 (2.57m x 2.31m)

Front aspect uPVC double glazed window. Built in cupboard. Airing cupboard. Radiator

BATHROOM/W.C.

8'7 x 8'1 (2.62m x 2.46m)

Rear aspect uPVC double glazed window. Low level W.C. Pedestal wash hand basin. Panel enclosed bath with mixer tap and shower attachment.

OUTSIDE

FRONT GARDEN

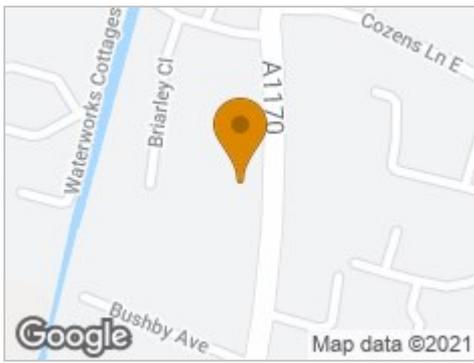
Block paved drive providing parking for several vehicles. Shaped flowerbed borders.

REAR GARDEN

85ft West facing garden. Block paved patio leading to lawn. Various trees and shrubs



Road Map



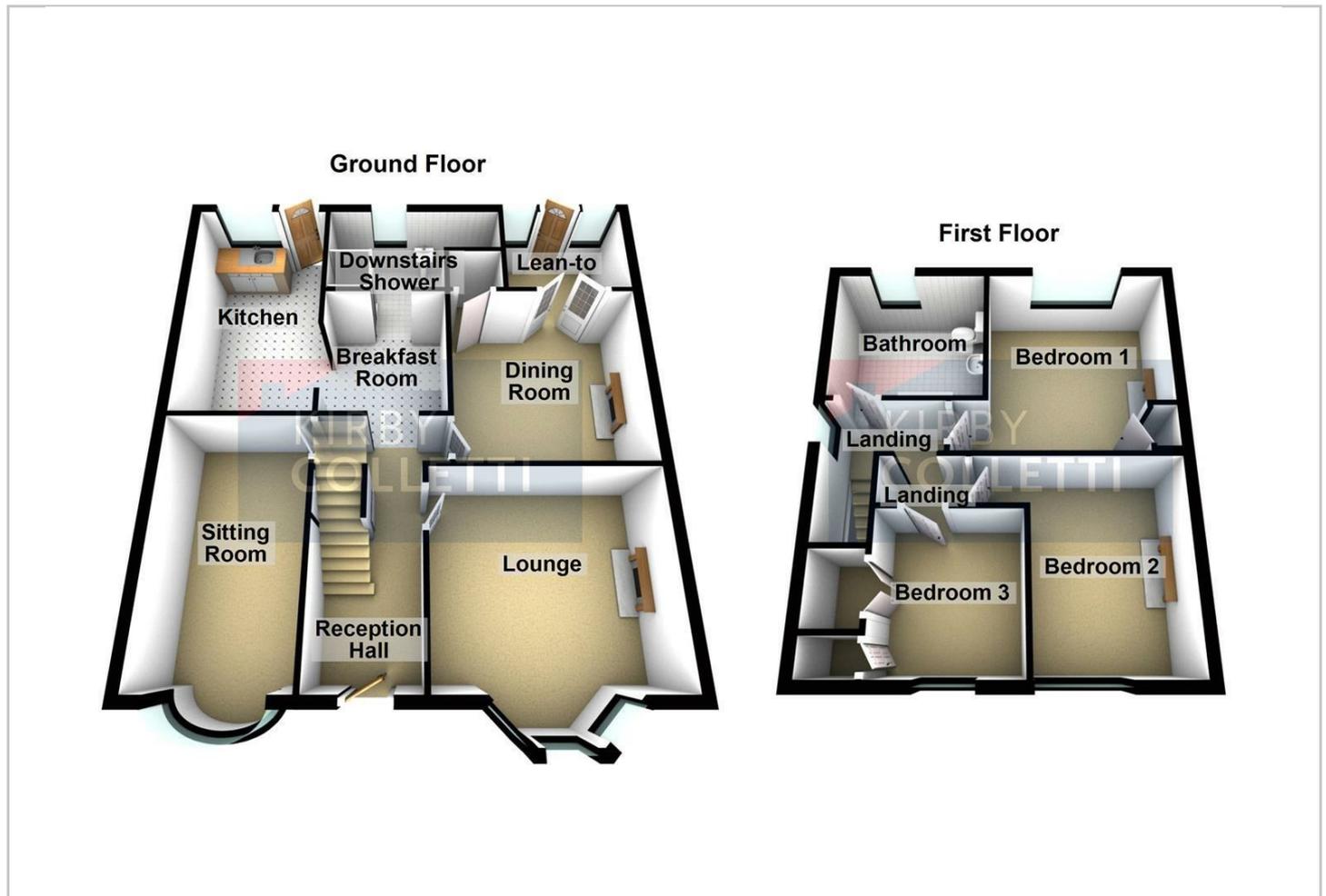
Hybrid Map



Terrain Map



Floor Plan

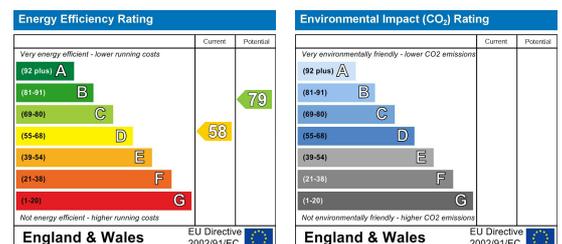


Viewing

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

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Energy Efficiency Graph



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