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Springfields, Broxbourne, EN10 7LX
£1,295,995

This beautifully presented DOUBLE FRONTED 1930'S FIVE BEDROOM DETACHED HOUSE is located on an approximately 0.25 acre plot. The accommodation comprises five good size bedrooms, three reception rooms, family bathroom, En-suites to Bedroom One and Bedroom Four, Fitted Kitchen / Diner, Utility Room, downstairs cloakroom, annexe with bar, office, shower and toilets, outdoor swimming pool and driveway for numerous vehicles. The property is within walking distance of Broxbourne Mainline Station which offers links to Stansted Airport and London Liverpool Street with connections to the underground (Victoria Line) at either Tottenham Hale or Seven Sisters. This ideal family home falls within the catchment areas of some of Broxbourne's most sought after schools including Sheredes and Broxbourne CofE Primary School. Internal Viewing is recommended to avoid disappointment.

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Entrance Hallway

UPVC double glazed window to front aspect, coving to ceiling, stairs to first floor, under stairs storage cupboard, double radiator, power points, laminate wood style flooring. Doors to

Downstairs Cloakroom

UPVC double glazed opaque window to rear aspect, pedestal wash hand basin with mixer tap, low level WC, tiled walls single radiator, laminate wood style flooring.

Lounge / Reception One 21'09 x 13'15 (6.63m x 3.96m)

UPVC double glazed windows to front, and side aspects, feature gas fireplace, coving to ceiling, wall lights, dado rail, double radiator, TV points, power points.

Dining Room/ Reception Two 13'37 x 10'08 (3.96m x 3.25m)

UPVC double glazed windows to front and side aspects, double radiator, coving to ceiling, dado rails, power points.

Family Room / Reception Three 14'68 x 11'77 (4.27m x 3.35m)

UPVC double glazed windows to front, side and rear aspect, UPVC double glazed French doors to rear aspect, single radiator, TV point, telephone point, power points.

Fitted Kitchen / Diner 15'26 x 10'01 < 8'17 (4.57m x 3.07m < 2.44m)

UPVC double glazed window to rear aspect, coving to ceiling, range of base and eye level units with roll top work surfaces, part tiled walls, inset spotlights, double radiator, stainless steel sink and drainer unit with mixer tap, range style electric cooker, extractor hood, plumbing for dishwasher, space for fridge freezer, power points, Amtico flooring. Door to

Utility Room 13'14 x 5'08 (3.96m x 1.73m)

UPVC double glazed window to side aspect, range of base and eye level units with roll top work surfaces, tiled splash backs, stainless steel sink and drainer unit, plumbing for washing machine, space for tumble dryer, telephone points, power points. UPVC double glazed door to side aspect, tiled flooring.

First Floor Landing

Airing cupboard, coving to ceiling, dado rail. Doors to

Bedroom One 15'90 x 13'28 (4.57m x 3.96m)

UPVC double glazed bay window to rear aspect, coving to ceiling, double radiator, TV point, telephone point, power points. Door to

En-Suite

UPVC double glazed opaque window to side aspect, three piece bathroom suite comprising panel enclosed bath with mixer tap and shower attachment, pedestal wash hand basin, low level WC, dado rail, single radiator, coving to ceiling.

Bedroom Two 13'17 x 13;05 (3.96m x 3.96m;1.52m)

UPVC double glazed bay window with window seat to front aspect, UPVC double glazed window to side aspect, coving to ceiling, single radiator, power points.

Bedroom Three 13'88 x 13'0 (3.96m x 3.96m)

UPVC double glazed bay window with window seat to front aspect, UPVC double glazed window to side aspect, coving to ceiling, single radiator, power points.

Bedroom Four 13'29 x 12'02 (3.96m x 3.71m)

UPVC double glazed bay window to rear aspect, UPVC double glazed window to rear aspect, coving to ceiling, double radiator, power points. Door to

En-Suite

Walk in shower cubicle, pedestal wash hand basin with mixer tap, low level WC., part tiled walls, dado rail, single radiator, extractor.

Bedroom Five

10'07 x 7'86 (3.23m x 2.13m)

UPVC double glazed window to front aspect, coving to ceiling, single radiator, power points.

Bathroom

UPVC double glazed opaque window to side aspect, bathroom suite comprising panel enclosed bath with mixer tap and shower attachment, walk in shower cubicle, pedestal wash hand basin, low level WC, tiled walls, single radiator.

Garden

Mainly laid to lawn with plant and shrub borders, patio area, side pedestrian access, swimming pool, garden shed, three outside taps, outside lighting. Access to

Bar

17'12 x 14'03 (5.18m x 4.34m)

UPVC double glazed doors to rear aspect, UPVC double glazed windows to front aspect, toilets, shower, TV point, power points, built in storage cupboard, inset spot lights, laminate wood style flooring.

Office

10'96 x 9'09 (3.05m x 2.97m)

UPVC double glazed window to rear aspect, power points, telephone point, inset spotlights, laminate wood style flooring.

Annexe / Storage

17'11 x 8'87 (5.46m x 2.44m)

UPVC double glazed window to rear side aspect, Door to Office and Garage

Garage

With up and over door, power and lighting.

Parking

Driveway at front for numerous vehicles.



