



## 19 Anderson Close

Broxbourne, EN10 7FN

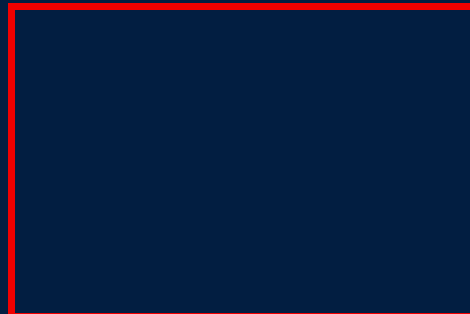
**Price £985,000**



KIRBY COLLETTI are proud to bring to market this nearly new FIVE BEDROOM EXECUTIVE DETACHED HOUSE located within 'The Scholars' which is Broxbourne's newest premier residential development. Within a few minutes walk to Broxbourne Secondary School and a short walk to Broxbourne's Railway Station, Local Shops, River Lea, Pubs and Restaurants. Also a short drive to The Hertfordshire Golf & Country Club and A10/M25 Road Links.

The property benefits from 16ft Living Room, 20'4 Kitchen/Family Room, Utility Room, 25ft Master Bedroom with En Suite Bath/Shower Room, Bedroom Two with En Suite, Bathroom/W.C, Family Bathroom, uPVC Double Glazing, West Facing Rear Garden, Garage and Parking.

- FIVE BEDROOM EXECUTIVE DETACHED
- 20ft KITCHEN/FAMILY ROOM
- BATHROOM/W.C
- CLOSE TO BROXBOURNE RAILWAY STATION
- PREMIER RESIDENTIAL LOCATION
- 25FT MASTER BEDROOM WITH ENSUITE
- GARAGE AND PARKING
- 16ft LIVING ROOM
- BEDROOM TWO WITH ENSUITE
- MOMENTS FROM BROXBOURNE SECONDARY SCHOOL



## ACCOMMODATION

Entrance door to:

### RECEPTION HALL

21' x 9'8 max (6.40m x 2.95m max)

Vinyl wood effect flooring. Recessed ceiling spotlights. Stairs up to first floor. Understairs storage cupboard. Cloaks cupboard.

### GROUND FLOOR W.C

6'3 x 3'3 (1.91m x 0.99m)

Side aspect uPVC double glazed window. Toilet with concealed cistern. Wash hand basin with cupboard under. Vinyl wood effect flooring.

### LIVING ROOM

16'6 into bay x 12'4 (5.03m into bay x 3.76m)

Front aspect uPVC double glazed bay window with wooden shutter blinds. Underfloor heating thermostat.

### KITCHEN/FAMILY ROOM

20'4 x 19 at widest points (6.20m x 5.79m at widest points)

Dual aspect uPVC double glazed windows and Bi-folding doors to rear garden. Range of wall and base units with composite stone worksurfaces over. Inset single bowl sink unit. Built in electric oven and microwave oven. Integrated fridge freezer. Integrated dishwasher. Wine cooler. Breakfast bar. Wood effect Vinyl flooring.

### UTILITY ROOM

9'7 x 5'6 (2.92m x 1.68m)

Rear aspect uPVC double glazed window and door to garden. Range of wall and base units with worksurfaces over. Plumbing for washing machine. Space for tumble dryer. Cupboard housing wall mounted gas boiler. Vinyl wood effect flooring. Door to garage.

### FIRST FLOOR LANDING

Stairs up to 2nd floor.

### BEDROOM TWO

12'1 x 11'1 at widest points (3.68m x 3.38m at widest points )

Front aspect uPVC double glazed window. Radiator. Door to:

### EN SUITE SHOWER

6'6 x 6'1 (1.98m x 1.85m)

Side aspect uPVC double glazed window. Fully tiled shower cubicle. Toilet with concealed cistern. Wash hand basin with cupboard under. Tiled floor. Chrome heated towel rail.

### BEDROOM THREE

15 x 8'2 (4.57m x 2.49m)

Front aspect uPVC double glazed window. Radiator.

### BEDROOM FOUR

11'9 x 10'6 at widest points (3.58m x 3.20m at widest points )

Rear aspect uPVC double glazed window. Radiator.

### BEDROOM FIVE

11 x 9'7 at widest points (3.35m x 2.92m at widest points )

Rear aspect uPVC double glazed window. Radiator.

### FAMILY BATHROOM

7 x 6'5 (2.13m x 1.96m)

Side aspect uPVC double glazed window. Panel enclosed bath with mixer tap and separate shower unit. Wash hand basin with cupboard under. Toilet with concealed cistern. Chrome heated towel rail.

### SECOND FLOOR LANDING

Door to:

### BEDROOM ONE

25 x 14'2 at widest points (7.62m x 4.32m at widest points )

Rear aspect uPVC double glazed window. VELUX window. Two radiators. Fitted wardrobes. Door to:

### EN SUITE BATH / SHOWER ROOM

11'2 x 7'4 (3.40m x 2.24m)

VELUX window. Freestanding bath with stand alone mixer tap. Fully tiled shower cubicle. Wash hand basin with cupboard under. Toilet with concealed cistern. Recessed ceiling spotlights. Extractor fan.

### OUTSIDE

#### REAR GARDEN

Paved patio. Steps up to lawn. Enclosed by panelled fencing. Pedestrian side access.

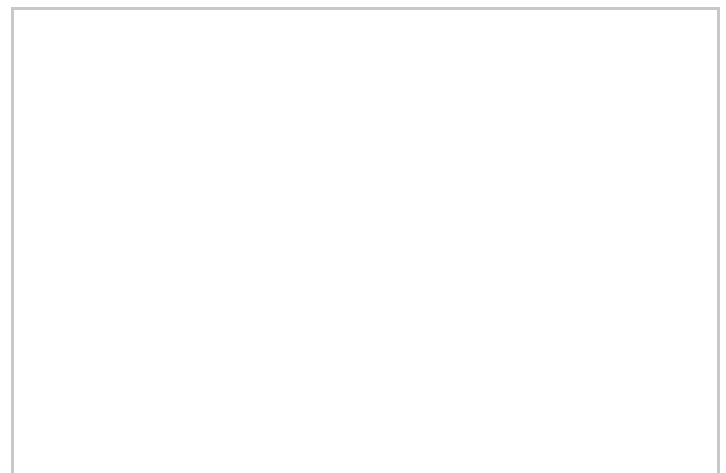
#### FRONT GARDEN

Block paved driveway providing off street parking for several vehicles. Access to:

#### GARAGE

22'10 x 10'1 (6.96m x 3.07m)

Up and over door. Power and light connected.



## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan

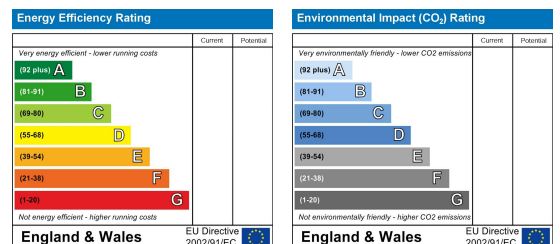


## Viewing

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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