



## Squirrels Mill Lane

Broxbourne, EN10 7AX

**Offers In The Region Of £875,000**



**\*\*CHAIN FREE\*\*** KIRBY COLLETTI Are Delighted To Bring To Market This Deceptively Spacious **FOUR DOUBLE BEDROOM DETACHED HOUSE** Hidden Away In This Small Private Cul De Sac off Mill Lane Which Is Ideally Located For Broxbourne Railway Station, Local Shops, Restaurants, Park, River Lee, Lea Valley Regional Park and Catchment For Excellent Schooling.

Some of the many features include 15ft Lounge, uPVC Conservatory, Kitchen/Breakfast Room, 18ft Sitting Room, Ground Floor Bathroom, Utility Room, En Suite Shower Room To Bedroom One, Family Bathroom, Large Garage, Driveway and 61ft West Facing Rear Garden.



- CHAIN FREE!
- CONSERVATORY / DINING ROOM
- GROUND FLOOR BATHROOM
- SECLUDED PRIVATE CUL DE SAC
- FOUR DOUBLE BEDROOM DETACHED HOUSE
- 15ft KITCHEN/BREAKFAST ROOM
- EN SUITE SHOWER TO BEDROOM ONE
- 15ft LOUNGE
- UTILITY ROOM
- 61ft WEST FACING GARDEN



## ACCOMMODATION

Entrance door to:

### PORCH

10'9 x 3'5 (3.28m x 1.04m)

### RECEPTION HALL

13'6 x 8 (4.11m x 2.44m)

Stairs up to first floor. Radiator.

### GROUND FLOOR BATHROOM/W.C

7'3 x 5 (2.21m x 1.52m)

Side aspect uPVC double glazed window. Fully tiled walls. Panel enclosed bath with mixer tap and shower attachment. Low level W.C. Pedestal wash hand basin. Chrome heated towel rail.

### LOUNGE

15'7 x 15'5 max (4.75m x 4.70m max)

Wood effect flooring. Two wall light points. Radiator. Door to Kitchen. Open to conservatory.

### CONSERVATORY / DINING ROOM

12'6 x 9'8 max (3.81m x 2.95m max )

uPVC double glazed windows and double doors to garden. Two radiators. Vinyl flooring.

### KITCHEN / BREAKFAST ROOM

15'8 x 11'4 (4.78m x 3.45m)

Rear aspect uPVC double glazed window and door to garden. Range of high gloss units and glazed based unit with deep panned draws. Built in Miele oven. Integrated fridge. Miele induction hob and extractor fan above. Inset sink. Breakfast bar. Recessed ceiling spotlights. Door to:

### UTILITY ROOM

12'1 x 6'5 (3.68m x 1.96m)

Rear aspect uPVC double glazed window. Range of wooden wall and base mounted units with rolled edge worksurfaces over. Cupboard housing wall mounted gas boiler. Plumbing for washing machine. Radiator.

### SITTING ROOM

18'9 x 11'8 (5.72m x 3.56m)

Front aspect full height window and double door. Recessed ceiling spotlights. Vaulted ceiling. Stairs up to landing.

### BEDROOM ONE

15 x 12 max (4.57m x 3.66m max)

Front aspect full height window and door to terrace. Fitted wardrobes. Two wall light points. vertical radiator.

### EN SUITE SHOWER

6'10 x 6 max (2.08m x 1.83m max)

Side aspect uPVC double glazed window. Fully tiled walls. Fully tiled shower cubicle. White suite comprising wash hand basin and toilet with concealed cistern. Recessed ceiling spotlights. Extractor fan. Chrome heated towel rail.

### LANDING

16'8 x 5'8 max (5.08m x 1.73m max)

Airing cupboard. Radiator.

### BEDROOM TWO

15'7 x 9'7 (4.75m x 2.92m)

Rear aspect uPVC double glazed window. Fitted wardrobes. Radiator.

### BEDROOM THREE

12'3 x 10'2 (3.73m x 3.10m )

Rear aspect uPVC double glazed window. Fitted wardrobes. Built in cupboard. Radiator.

### BEDROOM FOUR

12'5 x 7'10 (3.78m x 2.39m)

Rear aspect uPVC double glazed window. Radiator. Access to loft.

### BATHROOM/W.C

9'7 x 5'5 (2.92m x 1.65m)

Rear aspect uPVC double glazed window. Jacuzzi spa bath. Wall unit incorporating Vernon Tutbury wash basin and toilet with concealed cistern. Medicine cabinet. Recessed ceiling spotlights. Chrome heated towel rail.

### OUTSIDE

#### REAR GARDEN

West facing. Approx. 61FT deep. Large paved patio retained by low level wall and fish pond. Step to artificial lawn. Further steps to larger artificial lawned area, enclosed by panelled fencing. Outside tap. Outside lighting. Pedestrian access to both sides.

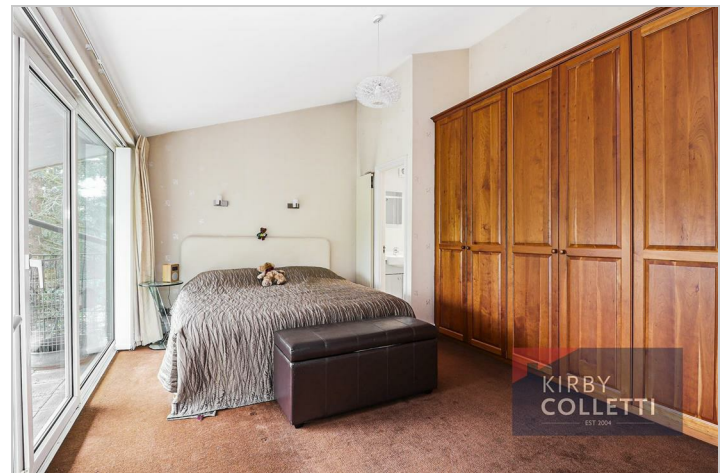
#### FRONT GARDEN

Hard standing for 2/3 cars. Access to:

#### DOUBLE GARAGE

22'2 x 15'6 narrowing to 14' (6.76m x 4.72m narrowing to 4.27m) Automated up and over door. Power and light connected.







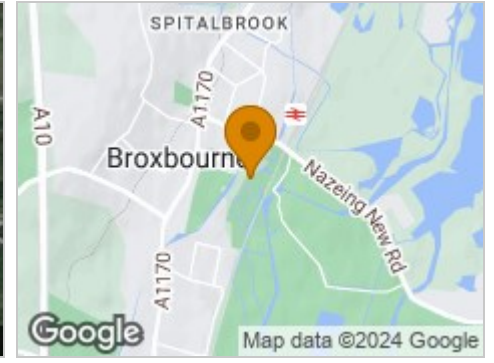
## Road Map



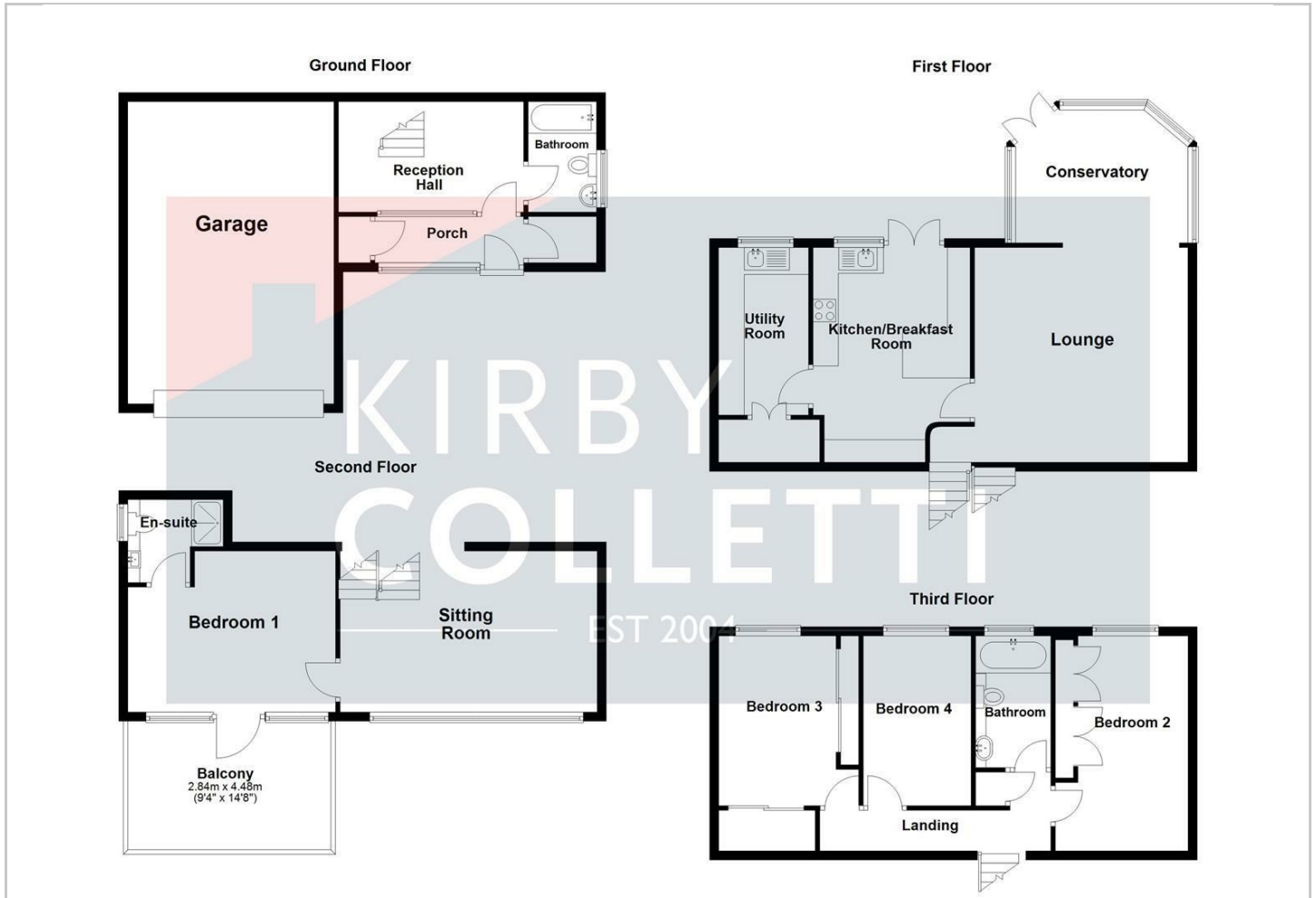
## Hybrid Map



## Terrain Map



## Floor Plan

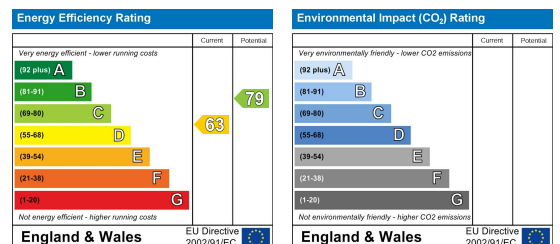


## Viewing

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

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

## Energy Efficiency Graph



Kirby Colletti, 64 High Street, Hoddesdon, Hertfordshire EN11 8ET

T. 01992 471888 F. 01992 478555 E. homes@kirbycolletti.co.uk W. www.kirbycolletti.co.uk