



## 12a St. Davids Drive

Broxbourne, EN10 7LS

**Price £699,950**



KIRBY COLLETTI are delighted to bring to market this SUPERBLY PRESENTED FOUR BEDROOM DETACHED HOUSE, situated in this highly regarded residential road. Conveniently located for local Shops/Restaurants, Hoddesdon Town Centre and Broxbourne's Railway Station with it's excellent service into London. Also the property lies within the catchment of OFSTED Outstanding Schooling.

Some of the many features include Bay Fronted 29ft Lounge/Diner, Re Fitted Kitchen, Re Fitted En Suite Shower Room, 60ft Neatly Tended Rear Garden with Large Garden Room/Shed, Gas Heating To Radiators, uPVC Double Glazing, Bathroom/W.C and Off Street Parking To Front.

- SUPERBLY PRESENTED FOUR BEDROOM DETACHED
- RE FITTED KITCHEN
- CATCHMENT FOR OUSTANDING SCHOOLING
- OFF STREET PARKING TO FRONT
- HIGHLY REGARDED RESIDENTIAL LOCATION
- RE FITTED EN SUITE SHOWER ROOM
- uPVC DOUBLE GLAZING
- 29ft LOUNGE'/DINER
- 60ft REAR GARDEN
- GAS HEATING TO RADIATORS



## ACCOMMODATION

Entrance door to:

### RECEPTION HALL

13'3 x 6 (4.04m x 1.83m)

Laminate wood flooring. Stairs up. Storage cupboard. Under stairs storage cupboard.

### LOUNGE/DINER

275 x 13'4 max (83.82m x 4.06m max)

Front aspect uPVC double glazed window with fitted wooden shutter blinds and uPVC double doors to rear garden. Coved ceiling. Feature fireplace. Laminate wood flooring. Three radiators. Three wall light points. Multi paned door to:

### RE FITTED KITCHEN

13'3 x 8'10 max (4.04m x 2.69m max)

Rear aspect uPVC double glazed window and door to rear garden. Range of re fitted Grey wall and base units with work surfaces over and tiled splashbacks. Stainless steel single drainer sink unit. Plumbing for washing machine and dishwasher. Space for electric cooker. Space for fridge freezer. Tiled floor. Recessed ceiling spotlights.

### LANDING

10'10 x 9'1 max (3.30m x 2.77m max)

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

### BEDROOM ONE

13'5 x 9 max (4.09m x 2.74m max)

Front aspect uPVC double glazed window with fitted wooden shutter blind. Radiator. Door to:

### EN SUITE SHOWER ROOM

8'10 x 6 max (2.69m x 1.83m max)

Front aspect uPVC double glazed window with fitted wooden shutter blinds. Fully tiled shower cubicle. Wash hand basin with drawers under. Low level W.C. Chrome heated towel rail. Recessed ceiling spotlights.

### BEDROOM TWO

10'3 x 9'11 (3.12m x 3.02m)

Rear aspect uPVC double glazed window. Radiator.

### BEDROOM THREE

7'10 x 10'3 (2.39m x 3.12m)

Velux window. Radiator.

### BEDROOM FOUR

9'1 x 7 (2.77m x 2.13m)

Rear aspect uPVC double glazed window. Laminate wood floor. Radiator.

### BATHROOM/W.C

6 x 6 (1.83m x 1.83m)

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

## OUTSIDE

### REAR GARDEN

60ft deep. Paved patio with steps down to large lawn area leading down to Spitalbrook. Larger summer house with power connected. Timber garden room and workshop with power and light connected. Outside light, outside tap and outside power points. Pedestrian side access

### FRONT GARDEN

Off street parking for 2 cars.



## Road Map



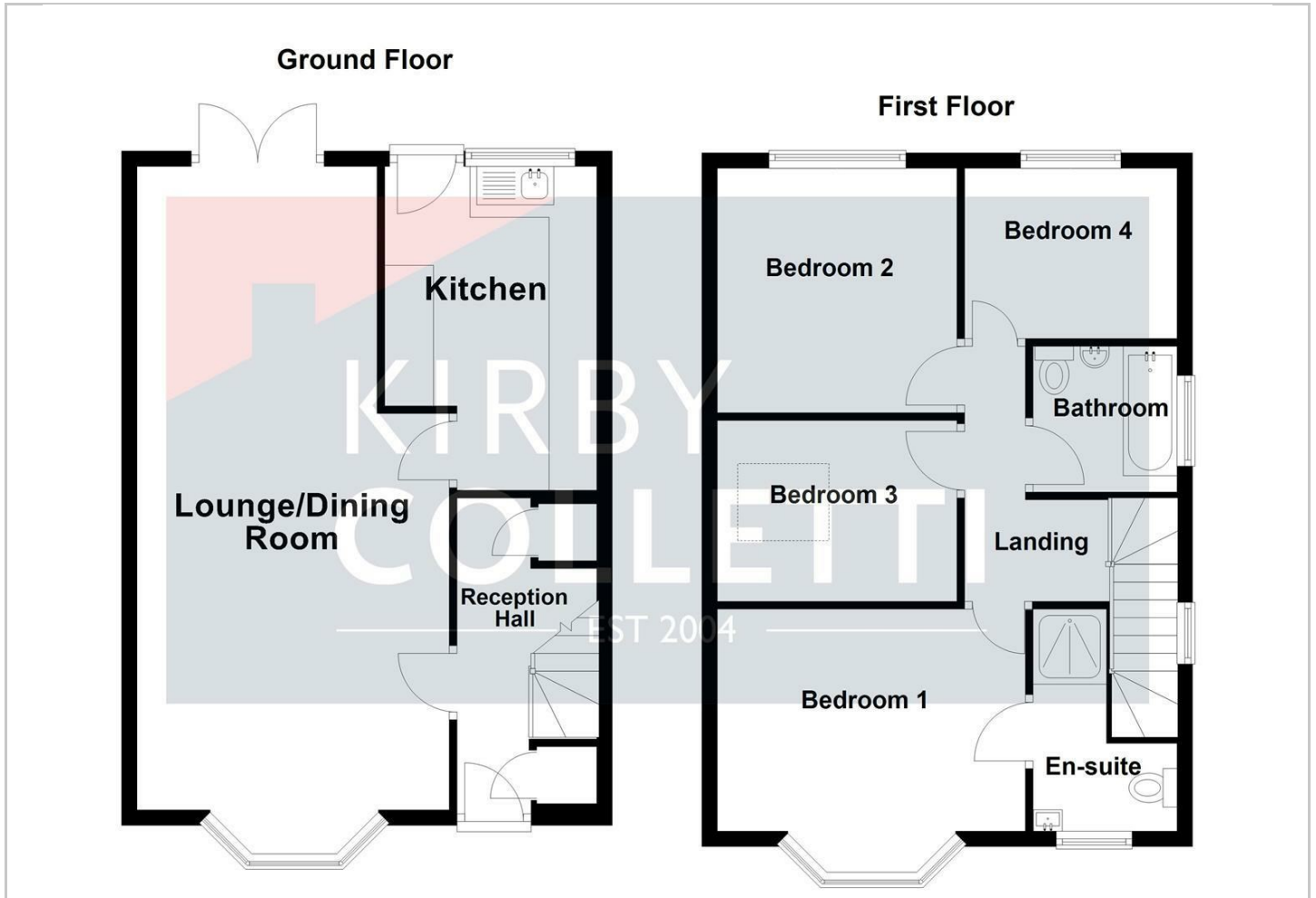
## Hybrid Map



## Terrain Map



## Floor Plan

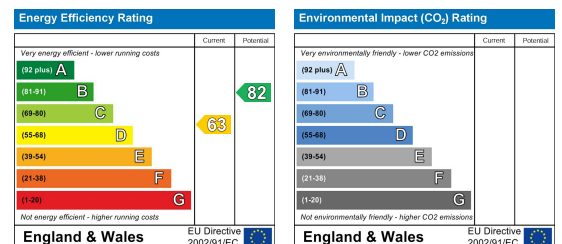


## Viewing

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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