



## 12 Hickman Close

Broxbourne, EN10 7TD

**Price £800,000**



KIRBY COLLETTI bring to market this EXTENDED FIVE BEDROOM DETACHED HOUSE which is located in one of Broxbourne's most highly regarded residential developments. Whilst the build of the extension has been completed there are still internal structural alterations and fittings needed in order to complete project.

The property is situated within the catchment of excellent schooling for all ages, Hertfordshire Golf & Country Club, Local Shops/ Restaurants and Broxbourne Railway Station with it's excellent service into London.

Some of the many features include lounge, Dining Room, Kitchen/Breakfast Room, Utility Room, Sitting Room, En Suite Shower Room to Bedroom 1, Bathroom/W.C., Potential En Suite to Bedroom 2, West Facing Rear Garden, Garage and Parking to Front.

- HIGHLY REGARDED RESIDENTIAL LOCATION
- THREE RECEPTION ROOMS
- EN SUITE TO BEDROOM 1
- GARAGE & PARKING TO FRONT
- EXTENDED FIVE BEDROOM DETACHED HOUSE
- GROUND FLOOR W.C.
- POTENTIAL EN SUITE TO BEDROOM 2
- IN NEED OF STRUCTURAL ALTERATIONS & FITTINGS
- UTILITY ROOM
- WEST FACING REAR GARDEN



## ACCOMMODATION

Entrance door to:

### RECEPTION HALL

16'1 x 5'9 (4.90m x 1.75m)

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

### GROUND FLOOR W.C.

5'4 x 4'6 max (1.63m x 1.37m max)

Low level W.C. Pedestal wash hand basin. Laminated wood flooring. Radiator. Extractor fan.

### LOUNGE

19'4 into bay x 11'1 (5.89m into bay x 3.38m)

Front aspect uPVC double glazed bay window. Inglenook style fireplace with windows to either side. Coved ceiling. Two radiators. Double doors to:

### DINING ROOM

11'2 x 9'8 (3.40m x 2.95m)

Rear aspect uPVC double doors to rear garden. Coved ceiling. Laminated wood flooring. Radiator.. Door to:

### KITCHEN/BREAKFAST ROOM

16'4 x 10'5 max (4.98m x 3.18m max)

Rear aspect uPVC double glazed window. Range of wall and base units with worksurfaces over. Integrated fridge. Four ring gas hob and built in electric oven. Plumbing for dishwasher. Door to extension. Door to:

### UTILITY ROOM

6'2 x 5 (1.88m x 1.52m)

Stainless steel single drainer sink unit. Plumbing for washing machine. Radiator. Ceramic tiled floor. Door to:

### SITTING ROOM

15'6 x 7'1 (4.72m x 2.16m)

Front aspect uPVC double glazed window. Radiator. Recessed ceiling spotlights.

### EXTENSION ROOM 1

14'2 x 7'5 (4.32m x 2.26m)

This area is need of internal finishing works, but ultimately when adapted and structurally reconfigured to open into existing Kitchen, it will create a superb space. Door leads to:

### EXTENSION ROOM 2

7'9 x 5'6 (2.36m x 1.68m)

This is designed to be the new utility area.

### FIRST FLOOR LANDING

Access to loft. Airing cupboard.

### BEDROOM 1

17'6 max x 11'1 (5.33m max x 3.38m)

Front aspect uPVC double glazed window. Radiator. Coved ceiling. Two built in wardrobes. Door to:

### EN SUITE SHOWER ROOM

8 x 5'5 (2.44m x 1.65m )

Side aspect uPVC double glazed window. Fully tiled walls. Large walk in shower enclosure. Wall unit incorporating wash hand basin with cupboard under and toilet with concealed cistern. Chrome hearted towel rail. Recessed ceiling spotlights.

### BEDROOM 2

17'2 x 7'2 (5.23m x 2.18m)

Front aspect uPVC double glazed window. Two built in wardrobes. Door to:

### EN SUITE ( UNFITTED )

7'3 x 6'2 (2.21m x 1.88m)

Rear aspect uPVC double glazed window.

### BEDROOM 3

11'5 x 11'5 reducing 8 (3.48m x 3.48m reducing 2.44m)

Two front aspect uPVC double glazed windows. Built in cupboard. Radiator.

### BEDROOM 4

10'6 x 8'3 (3.20m x 2.51m)

Rear aspect uPVC double glazed window. Built in wardrobe. Radiator.

### BEDROOM 5

8'2 x 7'5 (2.49m x 2.26m)

Rear aspect uPVC double glazed window. Built in wardrobe. Radiator.

### BATHROOM/W.C

7'5 x 7'4 (2.26m x 2.24m)

Rear aspect uPVC double glazed window. Panel enclosed bath. Wash hand basin. Low level W.C. Radiator.

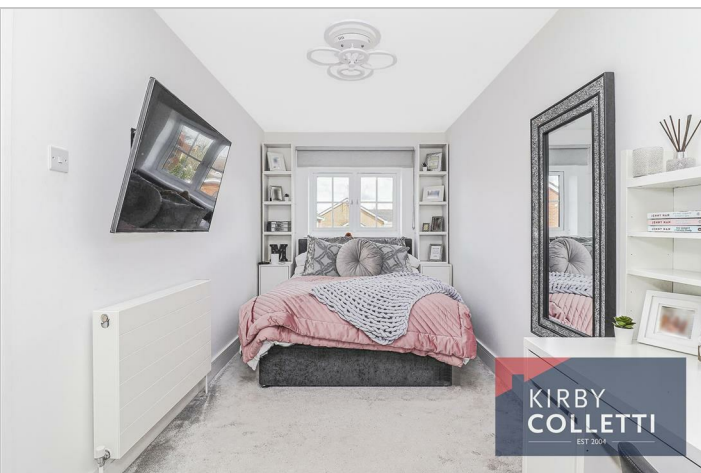
### OUTSIDE

#### FRONT GARDEN

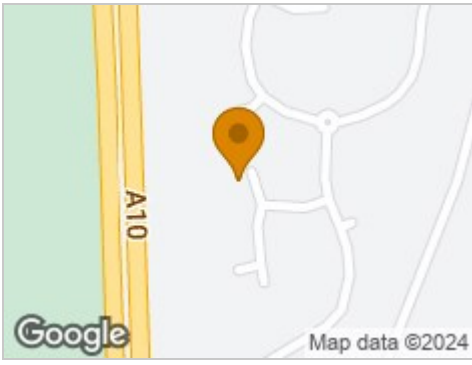
Parking for 2 cars and lawn to side that could be hard landscaped to create further parking. Access to Garage /Store Room.

#### REAR GARDEN

40ft deep. West facing. Paved patio, remainder laid to lawn. Pedestrian side access.



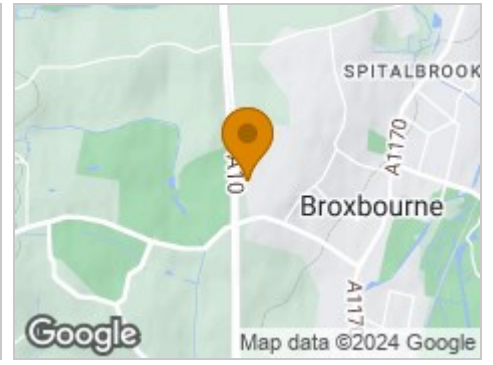
## Road Map



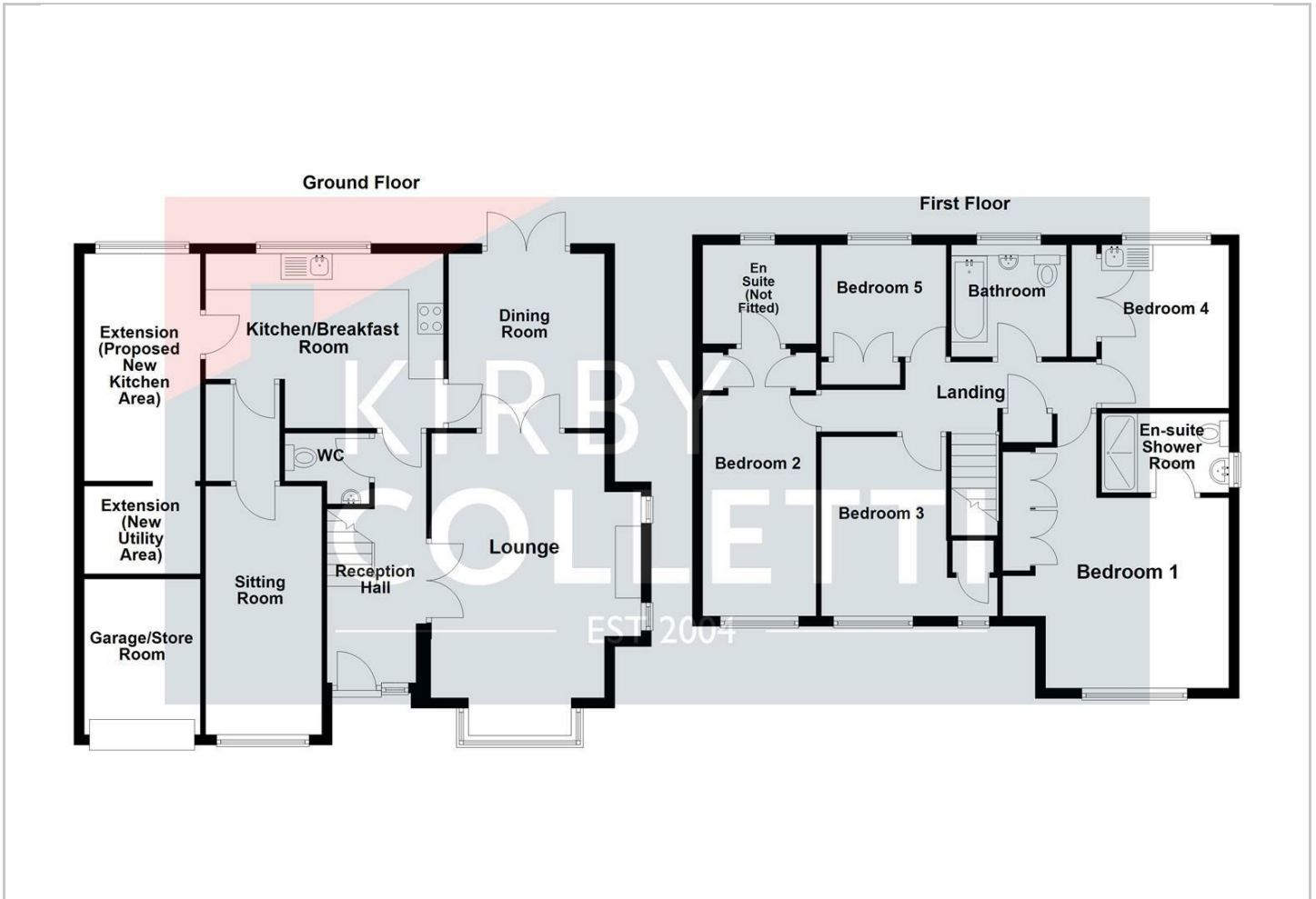
## Hybrid Map



## Terrain Map



## Floor Plan

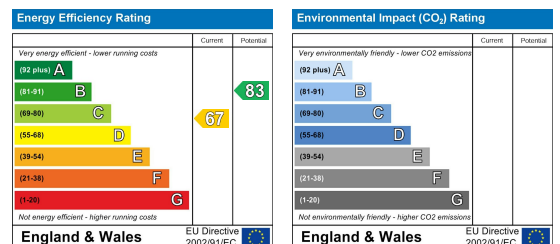


## Viewing

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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