



73 Winford Drive

Broxbourne, EN10 6PL

£489,995



Kirby Colletti are pleased to bring to market this exceptionally spacious **THREE DOUBLE BEDROOM EXTENDED SEMI DETACHED HOUSE** situated in this highly regarded residential area close to all local amenities including Excellent Schools, Shops, Bus Services and Broxbourne Train Station.

The property offers excellent accommodation 24ft Lounge, 14ft Dining Room, South Facing Rear Garden, Gas Heating To Radiators, Ground Floor W.C., Off Street Parking and Garage.

- Three Double Bedroom Semi Detached House
- Kitchen
- uPVC Double Glazing
- 44ft Southerly Aspect Rear Garden
- 14'7 ft Dining Room
- Ground Floor Cloakroom
- Gas Central Heating
- 24'2 ft Lounge
- Bathroom
- Integral Garage & Parking



ACCOMMODATION

uPVC double glazed front door to:

ENTRANCE LOBBY

4'1 x 3'1 (1.24m x 0.94m)

Part glazed door to:

DINING ROOM

14'7 x 11'8 (4.45m x 3.56m)

Front aspect Bow window. Radiator. Three wall light points. Double doors to Lounge. Door to inner hallway:

LOUNGE

24'2 x 11'8 (7.37m x 3.56m)

Rear aspect uPVC double glazed sliding patio door to rear garden. TV point. Three wall light points. Double and single radiator. Door to:

KITCHEN

11 x 7'6 (3.35m x 2.29m)

Rear aspect uPVC double glazed window and door to rear garden. Range of wall and base mounted units. Rolled edge worksurfaces. Inset single drainer sink unit with mixer tap over. Built in electric four ring hob. Extractor hood over. Built in oven below. Plumbing for washing machine. Space for fridge freezer. Understairs larder cupboard. Recessed spotlights. Laminate flooring.

INNER HALLWAY

Stairs to first floor. Double radiator. Door to:

CLOAKROOM

7'6 x 4'6 (2.29m x 1.37m)

Side aspect uPVC double glazed window. White suite comprising low level W.C. Wash hand basin. Radiator.

LANDING

Side aspect uPVC double glazed window. Loft access.

BEDROOM ONE

12 x 9'2 (3.66m x 2.79m)

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

BEDROOM TWO

11'1 x 10'4 (3.38m x 3.15m)

Rear aspect uPVC double glazed window. Radiator. Fitted wardrobes to one wall. Coved ceiling.

BEDROOM THREE

9'11 x 9'1 (3.02m x 2.77m)

Front aspect uPVC double glazed window. Radiator. Fitted wardrobe cupboard. Coved ceiling.

BATHROOM

10'4 x 6'9 (3.15m x 2.06m)

Front aspect uPVC double glazed window. Coloured suit comprising corner bath with mixer tap and shower attachment over. Low level W.C. Pedestal wash hand basin. Airing cupboard. Walls fully tiled. Tiled floor.

OUTSIDE

REAR GARDEN

44ft Southernly aspect. Paved patio area with remainder laid to lawn. Side pedestrian access. Water tap.

FRONT GARDEN

Driveway with remainder laid to lawn. Access to Garage

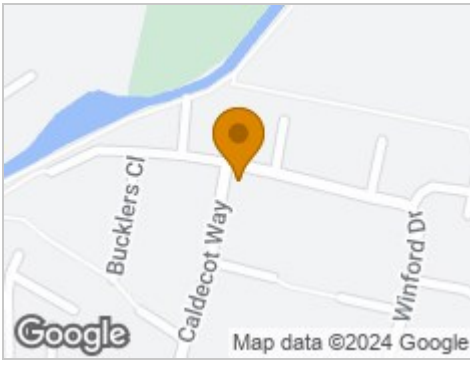
INTEGRAL GARAGE

16'6 x 7'10 (5.03m x 2.39m)

Up and over door.



Road Map



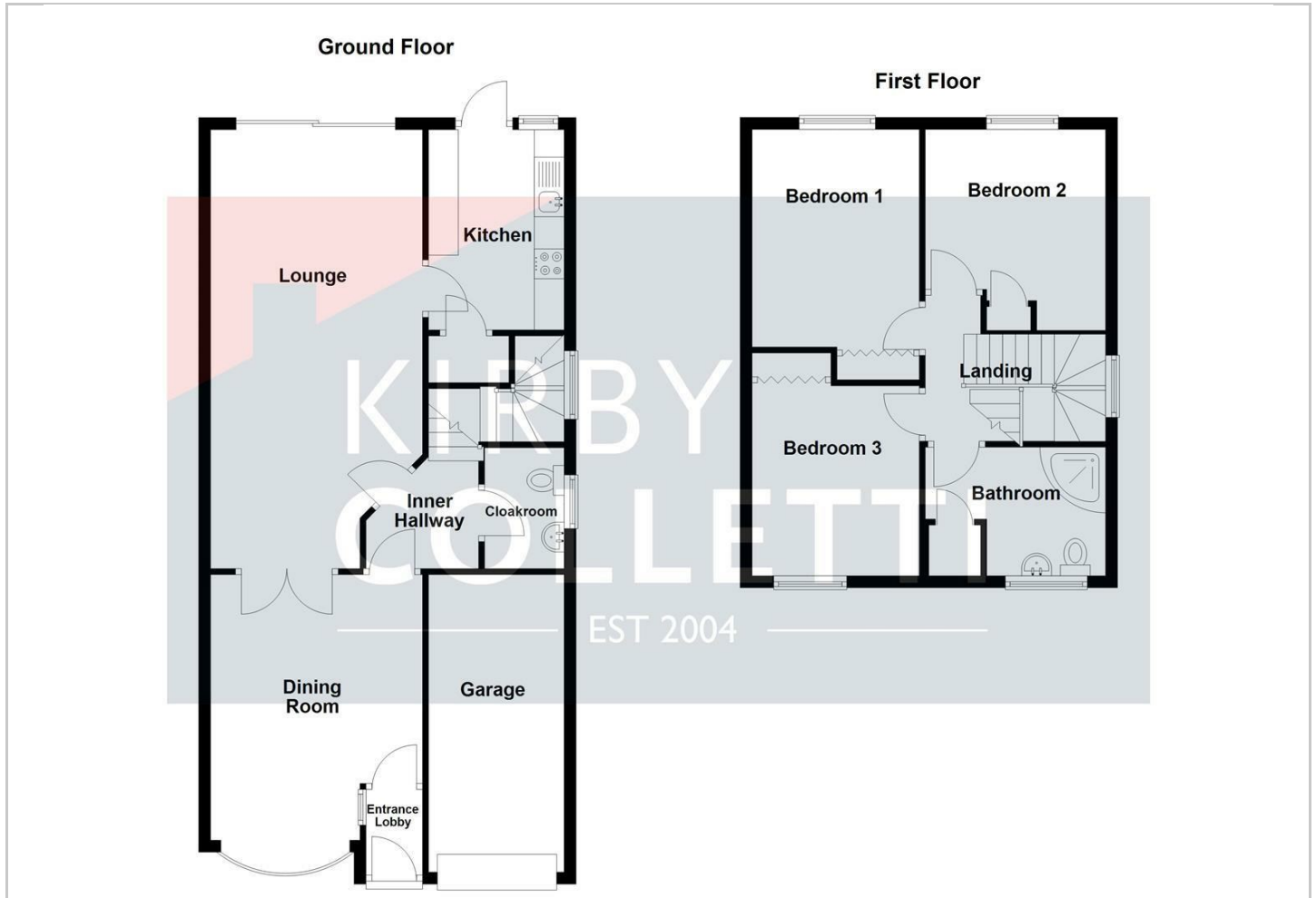
Hybrid Map



Terrain Map



Floor Plan

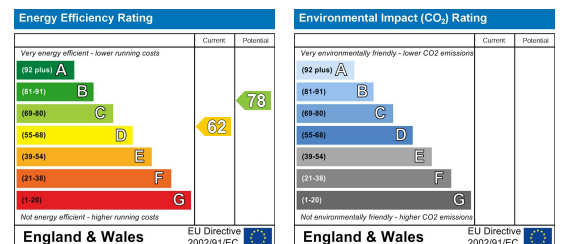


Viewing

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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