



## Tracks, 13 Mckenzie Road

Broxbourne, EN10 7JQ

**Price £1,175,000**



KIRBY COLLETTI are delighted to market this SUBSTANTIAL 1930's SIX BEDROOM DETACHED HOUSE which is located in this highly regarded residential road, being within a short walk to Local Shops/Restaurants, River Lee, Parks, Broxbourne Railway Station and also in the catchment of Outstanding Schooling.

Some of the many features include Lounge, Dining Room, Sitting Room, Conservatory, Kitchen & Utility Room, Two En Suite Bathrooms, Family Bathroom, Ground Floor W.C, 60' x 47' West Facing Rear Garden, Double Integral Garage and Large Gated Drive providing Ample off Street Parking.

- SUBSTANTIAL 1930's SIX BEDROOM DETACHED HOUSE
- SITTING ROOM
- TWO EN SUITE BATHROOMS
- INTEGRAL DOUBLE GARAGE & AMPLE PARKING
- LOUNGE
- CONSERVATORY
- FAMILY BATHROOM
- DINING ROOM
- KITCHEN & UTILITY ROOM
- 60ft x 47ft WEST FACING REAR GARDEN



#### ACCOMMODATION

Entrance door to:

#### RECEPTION HALL

17'2 x 8 max (5.23m x 2.44m max)

Wooden flooring. Radiator. Under stairs storage cupboard. Stairs up.

#### W.C

4'1 x 3'10 (1.24m x 1.17m)

Side aspect uPVC double glazed window. Fully tiled walls and floor. Low level W.C. Wash hand basin.

#### LOUNGE

14'4 into bay x 11'5 (4.37m into bay x 3.48m)

Front aspect uPVC double glazed bay window. Coved ceiling. Radiator. Wooden floor. Double doors to:

#### DINING ROOM

14'1 x 12'1 (4.29m x 3.68m)

Rear aspect double doors to conservatory and archway to sitting room. Coved ceiling. Wooden flooring. Two radiators.

#### SITTING ROOM

16'6 x 11'9 (5.03m x 3.58m)

Side aspect uPVC double glazed window and double doors to rear garden. Coved ceiling. Radiator. Tiled floor. Four wall light points. Door to garage.

#### CONSERVATORY

11'7 x 11'4 (3.53m x 3.45m)

uPVC double glazed windows and double door to garden. Two wall light points. Tiled floor. Radiator.

#### KITCHEN

13'3 x 7'10 (4.04m x 2.39m)

Side aspect uPVC double glazed window and door to utility room. White high gloss wall and base units with rolled edge work surfaces and tiled splashbacks. Stainless steel single drainer sink unit. Electric hob. Built in oven. Radiator.

#### UTILITY ROOM

7'7 x 7 (2.31m x 2.13m)

Rear aspect uPVC double glazed window and door to garden. Range of matching white high gloss wall and base units with rolled edge work surfaces. Fully tiled walls. Plumbing for washing machine and space for tumble dryer. Stainless steel single drainer sink unit. Cupboard housing wall mounted gas boiler.

#### FIRST FLOOR LANDING

24 x 9 max (7.32m x 2.74m max)

Side aspect multi paned window. Radiator. Stairs to 2nd floor.

#### BEDROOM ONE

16'5 into wardrobe x 12 (5.00m into wardrobe x 3.66m)

Two rear aspect uPVC double glazed windows. Fitted wardrobes to one wall. Coved ceiling. Two radiators. Door to:

#### EN SUITE BATHROOM/W.C

7 x 6'8 (2.13m x 2.03m)

Side aspect uPVC double glazed window. Fully tiled walls and floor. Panel enclosed bath with mixer tap and shower attachment. Low level W.C. Inset sink with marble plinth.

#### BEDROOM TWO

16'5 x 10'6 (5.00m x 3.20m)

Two front aspect uPVC double glazed windows. Coved ceiling. Two radiators. Door to:

#### EN SUITE BATHROOM

7 x 5'6 (2.13m x 1.68m)

Fully tiled walls and floor. Panel enclosed bath with mixer tap and shower attachment. Low level W.C. Pedestal wash hand basin.

#### BEDROOM THREE

14'4 into bay x 11'10 into wardrobe (4.37m into bay x 3.61m into wardrobe)

Front aspect uPVC double glazed bay window. Fitted wardrobes to one wall. Radiator.

#### BEDROOM FOUR (CONVERTED TO A DRESSING ROOM)

11'9 x 9'8 (3.58m x 2.95m)

Rear aspect uPVC double glazed window. Range of fitted wardrobes and dresser unit. Radiator.

#### BEDROOM FIVE

8'3 x 8 (2.51m x 2.44m)

Front aspect uPVC double glazed window. Radiator.

#### BATHROOM/W.C

8'5 x 7'11 (2.57m x 2.41m)

Rear aspect uPVC double glazed window. Fully tiled walls and floor. Tiled enclosed mixer tap and separate shower unit. Vanity unit with two wash hand basins and cupboard under. Low level W.C. Radiator.

#### 2ND FLOOR LANDING

9'11 x 4'4 (3.02m x 1.32m)

Velux window.

#### BEDROOM SIX/LOFT ROOM

26'4 x 11'5 max (8.03m x 3.48m max)

Five Velux windows. Eaves storage cupboard.

#### OUTSIDE

##### REAR GARDEN

60ft deep x 47ft wide West facing. Paved patio and path with remainder laid to lawn. Enclosed to one side by brick wall with remainder enclosed by panelled fencing. Outside tap. Outside lights. Pedestrian side access.

##### FRONT GARDEN

Block paved driving proving off street parking for numerous vehicles. Retained by brick wall with wrought iron fencing and sliding gates Access to double garage.

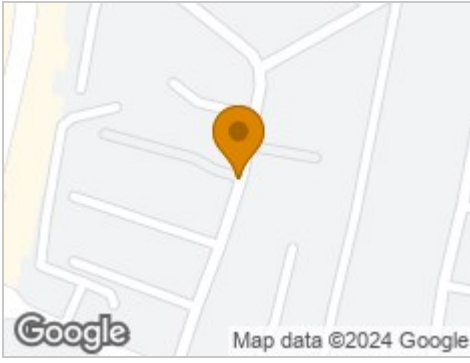
##### DOUBLE GARAGE

17'9 x 16'6 (5.41m x 5.03m)

Two automatic up and over doors. Power and light connected. Door to side.



## Road Map



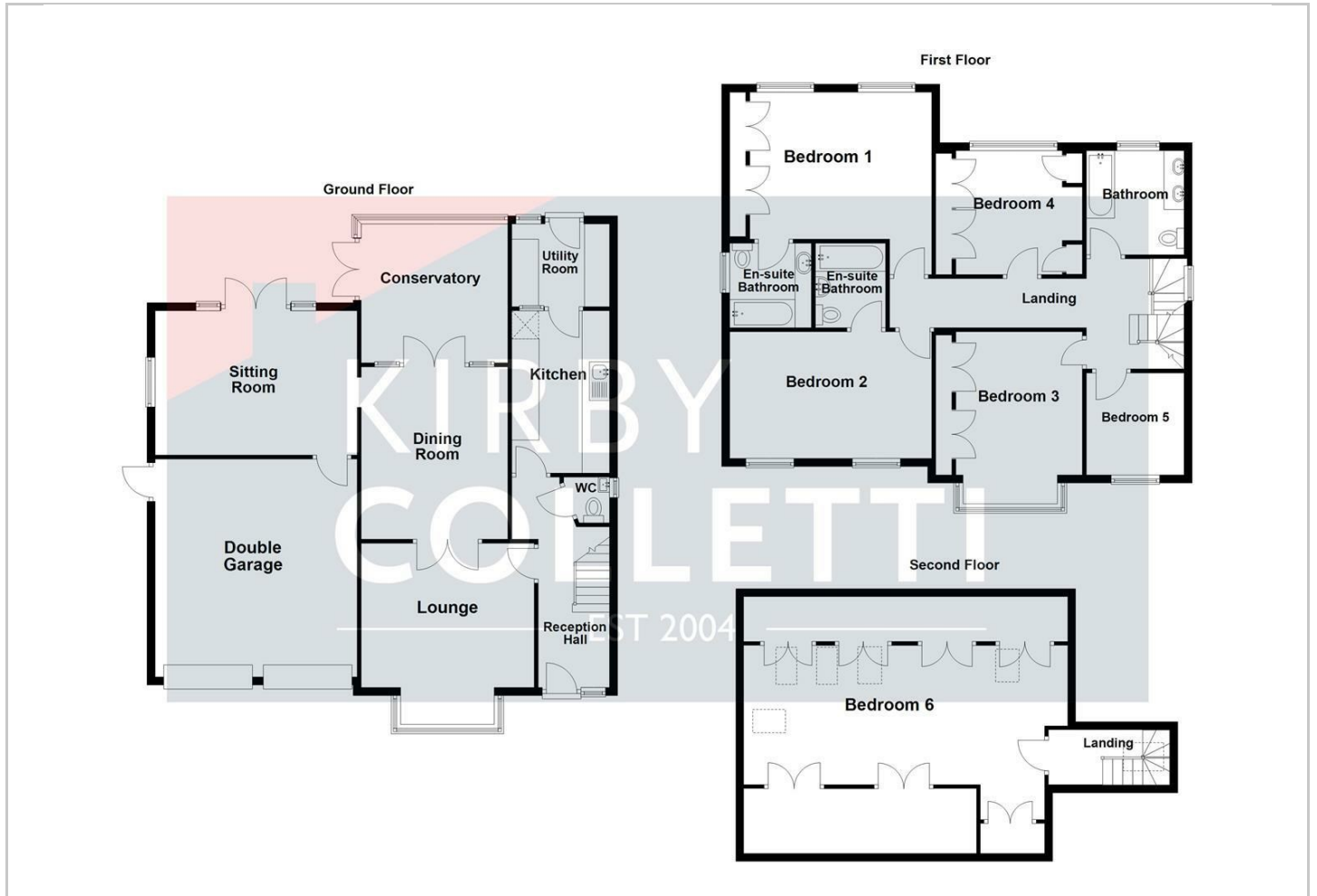
## Hybrid Map



## Terrain Map



## Floor Plan

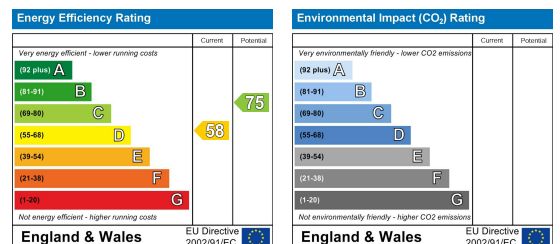


## Viewing

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