



4 The Spinney

Broxbourne, EN10 7LR

Offers In Excess Of £700,000



****CHAIN FREE**** A Spacious FOUR BEDROOM DETACHED HOUSE Situated Within This Small Cul De Sac Which Is a short stroll To Hoddesdon Town Centre, Broxbourne Railway Station, Local Shops, Restaurants, Parks and Catchment for OFSTED outstanding Sheredes Primary school.

Currently in need of modernisation the property offers excellent potential to extend. Some of the many features include 25ft Lounge/Diner, Kitchen, Ground Floor W.C., Utility Room, En Suite Bathroom To Bedroom One, Family Bathroom, Garage, Driveway and 50ft South Facing Rear Garden.

Planning Application for extension has been submitted, drawings available upon request.

- CHAIN FREE
- FOUR DOUBLE BEDROOMS
- QUIET CUL DE SAC
- SOUGHT AFTER LOCATION
- PLANNING APPLICATION SUBMITTED DRAWINGS AVAILABLE UPON REQUEST
- LOUNGE/DINER
- SOUTH FACING GARDEN
- EXCELLENT RENOVATION POTENTIAL
- TWO BATHROOMS
- APPROX 1600 ft ACCOMMODATION



ACCOMMODATION

Entrance door to:

RECEPTION HALL

18'2 x 5'4 (5.54m x 1.63m)

GROUND FLOOR W.C

7'1 x 3'5 (2.16m x 1.04m)

Side aspect window. Low level W.C. Wash hand basin.

LOUNGE/DINER

25'2 x 18'3 max (7.67m x 5.56m max)

Rear aspect sliding patio door to garden. Dual aspect windows.

KITCHEN

12'8 x 11'10 (3.86m x 3.61m)

Front aspect window. Range of wall and base mounted units. Double drainer double bowl sink unit. Door to side.

LAUNDRY ROOM

8'3 x 7'1 (2.51m x 2.16m)

Front aspect window and door to side.

LANDING

13'2 x 7'3 max (4.01m x 2.21m max)

Side aspect window. Airing cupboard.

BEDROOM ONE

14'9 x 12'7 max (4.50m x 3.84m max)

Rear aspect window.

EN SUITE BATHROOM

9'2 x 5 (2.79m x 1.52m)

Side aspect window.. Bath. Low level W.C. Pedestal wash hand basin.

BEDROOM TWO

12'8 x 10'1 (3.86m x 3.07m)

Rear aspect window.

BEDROOM THREE

14'10 x 10'8 (4.52m x 3.25m)

Front aspect window.

BEDROOM FOUR

12 x 10'1 (3.66m x 3.07m)

Front aspect window.

BATHROOM/W.C

11'9 x 5'4 (3.58m x 1.63m)

Side aspect window. Panel enclosed bath. Low level W.C. Pedestal wash hand.

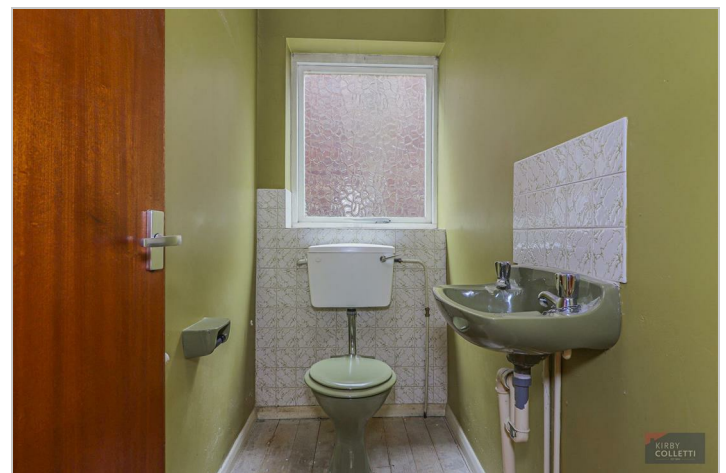
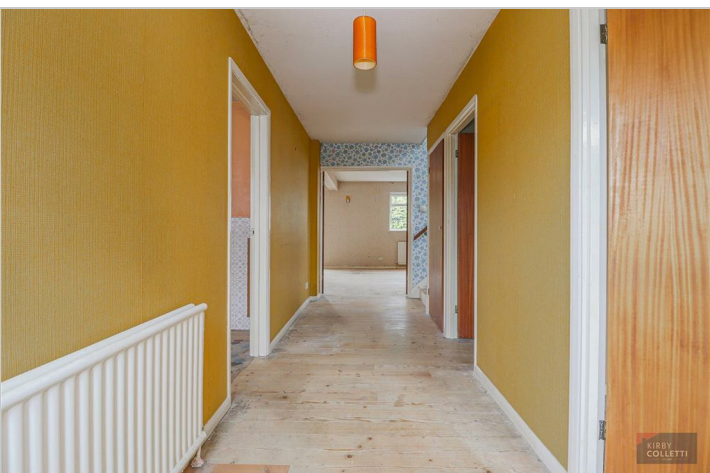
OUTSIDE

REAR GARDEN

50ft Deep x 40ft wide. South facing. Pedestrian side and rear access

FRONT GARDEN

Driveway leading to car port and garage beyond



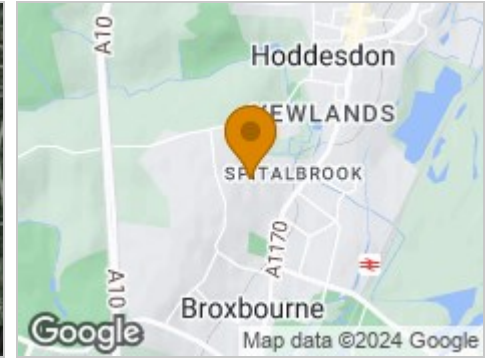
Road Map



Hybrid Map



Terrain Map



Floor Plan

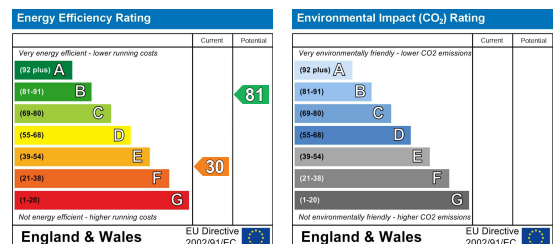


Viewing

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



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