



## 95 Woodstock Road

Broxbourne, EN10 7PE

**Price £850,000**



KIRBY COLLETTI are delighted to market this superb FOUR DOUBLE BEDROOM DETACHED HOUSE located in a small cul de sac in one of Broxbourne's most sought after residential roads, within the catchment for Sheredes Primary School and The Broxbourne School also a short walk to Broxbourne Railway Station, Local Shops, Barclay Park and Hoddesdon Town Centre.

Some of the many features include a 15ft Kitchen/Breakfast Room, Lounge, Dining Room, Conservatory, En suite Shower Room, Secluded Rear Garden, Ground Floor Shower Room/W.C, uPVC Double Glazing, Gas Heating to Radiators, Garage and Parking for Numerous Cars.

- Four Double Bedroom Detached House
- Dining Room
- Ground Floor Shower Room
- Sought after residential location
- Lounge
- Conservatory
- En Suite Shower Room
- Kitchen/Breakfast Room
- Utility Area
- Secluded Rear Garden



#### ACCOMMODATION

uPVC entrance door to:

#### RECEPTION HALL

14'2 max x 6'6 (4.32m max x 1.98m)

Coved ceiling. Radiator. Stairs up with under stairs storage cupboard. Cloaks cupboard.

#### W.C

6'5 x 2'10 (1.96m x 0.86m)

Front aspect uPVC double glazed window. Low level W.C. Pedestal wash hand basin. Radiator. Recessed ceiling spotlights. Door to:

#### SHOWER ROOM

7'6 x 2'10 (2.29m x 0.86m)

Fully tiled shower cubicle. Tiled floor. Recessed ceiling spotlights. Extractor fan.

#### LOUNGE

14'3 x 12'11 max (4.34m x 3.94m max)

Front aspect uPVC double glazed window. Radiator. Coved ceiling. Feature fireplace. Double doors to:

#### DINING ROOM

13 x 9'7 (3.96m x 2.92m)

Coved ceiling. Radiator. Open to:

#### CONSERVATORY

12'9 x 9'12 (3.89m x 2.74m)

uPVC double glazed windows and double door to garden. Radiator.

#### KITCHEN/BREAKFAST ROOM

15'8 x 10'1 max (4.78m x 3.07m max)

Two rear aspect uPVC double glazed windows. Range of light wood wall and base units with granite work surfaces over. Integrated dishwasher. Built in oven and microwave. Five ring gas hob. Opening to:

#### UTILITY AREA

10'1 x 5'7 (3.07m x 1.70m)

Rear aspect uPVC door to garden. Door to garage. Range of light wood wall and base units with granite worksurfaces over. Space for washing machine and tumble dryer. Stainless steel single drainer sink unit.

#### FIRST FLOOR LANDING

10'8 x 10'5 max (3.25m x 3.18m max)

Access to loft. Coved ceiling. Airing cupboard.

#### BEDROOM ONE

12'5 x 10'9 max (3.78m x 3.28m max)

Rear aspect uPVC double glazed window. Radiator. Built in wardrobe. Door to:

#### EN-SUITE

7'8 x 5'5 (2.34m x 1.65m)

Rear aspect uPVC double glazed window. Fully tiled walls and floor. Fully tiled shower cubicle. Low level W.C. Pedestal wash hand basin. Chrome heated towel rail. Recessed ceiling spotlights. Extractor fan.

#### BEDROOM TWO

12'5 x 11'3 (3.78m x 3.43m)

Two front aspect uPVC double glazed windows. Built in wardrobe. Coved ceiling. Radiator.

#### BEDROOM THREE

12'8 x 8'1 (3.86m x 2.46m)

Front aspect uPVC double glazed window. Coved ceiling. Radiator.

#### BEDROOM FOUR

8'2 x 7'4 max (2.49m x 2.24m max)

Front uPVC double glazed window. Coved ceiling. Radiator.

#### FAMILY BATHROOM

9'3 x 8 max (2.82m x 2.44m max)

Dual aspect uPVC double glazed window. Fully tiled walls and floor. Panel enclosed bath with mixer tap and shower attachment. Low level W.C. Pedestal wash hand basin. Chrome heated towel rail. Recessed ceiling spotlights.

#### OUTSIDE

##### REAR GARDEN

Paved patio with remainder laid to lawn. Side pedestrian access. Mature shrub borders. Outside tap.

##### FRONT GARDEN

Block paved driveway providing off street parking for 2 cars. Remainder laid to lawn with mature shrubs. Access to:

##### GARAGE

17'2 x 8'4 (5.23m x 2.54m)

Up and over door. Power and light connected.



## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan

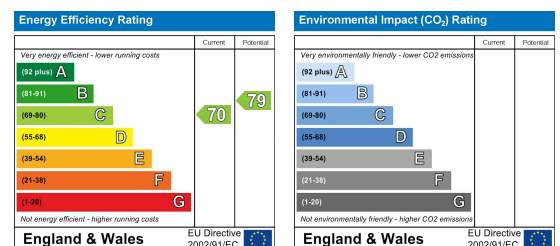


## Viewing

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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