



8 Sword Close

Broxbourne, EN10 7TE

Price £860,000



KIRBY COLLETTI are delighted to market this superbly presented FOUR BEDROOM DETACHED HOUSE which has been greatly improved over the years by the present owners. Situated in this most sought after residential location. Conveniently located for excellent schooling for all ages, Hertfordshire Golf & Country Club, Local Shops/Restaurants, River Lea and Broxbourne's Railway Station with it's excellent service into London Liverpool Street & Stratford.

Some of the many feature include 'JOHN LEWIS' Re Fitted Kitchen/Breakfast Room, Lounge, Dining Room, Conservatory, Ground Floor W.C., Beautifully Maintained 52ft Rear Garden, Two Re Fitted En Suites, Re Fitted Family Bathroom, Gas Heating To Radiators, uPVC Double Glazing, Garage & Parking

- IMMACULATELY PRESENTED FOUR BEDROOM DETACHED HOUSE
- RE FITTED 'JOHN LEWIS' KITCHEN/BREAKFAST ROOM
- TWO EN SUITES
- INTERNAL INSPECTION IS HIGHLY RECOMMENDED
- HIGHLY REGARDED LOCATION
- DINING ROOM
- LUXURY FAMILY BATHROOM
- LOUNGE
- CONSERVATORY
- SUPERBLY MAINTAINED REAR GARDEN



ACCOMMODATION

Entrance door to:

RECEPTION HALL

22'9 x 13'5 (6.93m x 4.09m)

Coved ceiling. Oak flooring. Recessed ceiling spotlights. Italian column radiators. Neville Johnson Oak staircase.

GROUND FLOOR W.C

Side aspect uPVC double glazed window. Low level W.C. Wash hand basin with cupboard under. Italian column radiator. Heated towel rail. Amtico wood effect flooring.

LOUNGE

17'7 x 11'6 max (5.36m x 3.51m max)

Front aspect uPVC double glazed window. Wall mounted electric fire. Coved ceiling. Italian column radiator. Two wall light points. Multi paned double doors to:

DINING ROOM

12'4 x 10'3 (3.76m x 3.12m)

Rear aspect sliding patio door to Conservatory. Coved ceiling. Italian column radiator.

RE-FITTED KITCHEN/BREAKFAST ROOM

13'5 x 13'5 (4.09m x 4.09m)

Rear aspect uPVC double glazed window and door to side. Range of John Lewis 'Cream' wood grained Shaker style wall and base mounted units with granite worksurfaces over and breakfast bar. Space for range cooker with extractor canopy above. Plumbing for dishwasher. Space for fridge freezer. Inset stainless steel sink unit. Limestone tiled floor with under floor heating. Recessed ceiling spotlights. Door to:

CONSERVATORY

13'10 x 10'3 max (4.22m x 3.12m max)

uPVC double glazed windows and double doors to garden. Limestone tiled floor with underfloor heating. Pedant lighting. Two wall light points.

UTILITY AREA

8 x 5'3 (2.44m x 1.60m)

Plumbing for washing machine. Space for tumble dryer. Wall mounted Vaillant gas boiler. Door to Garage/Store Room.

LANDING

12'11 x 8'3 max (3.94m x 2.51m max)

Side aspect uPVC double glazed window. Access to loft. Airing cupboard.

BEDROOM ONE

15'5 x 11 (4.70m x 3.35m)

Three front aspect uPVC double glazed windows. Coved ceiling. Mirror fronted fitted wardrobe. Italian column radiator. Door to:

EN SUITE SHOWER ROOM

8'8 x 5'7 (2.64m x 1.70m)

Front aspect uPVC double glazed window. Re-fitted suite comprising wall unit with toilet with concealed cistern. Wash hand basin with cupboard under. Walk in wet area with fixed glazed screen. Chrome heated towel railed. Shaver socket. Tiled walls and floor.

BEDROOM TWO

13'10 x 8'6 max (4.22m x 2.59m max)

Rear aspect uPVC double glazed window. Coved ceiling. Italian column radiator. Built in wardrobe. Door to:

EN-SUITE SHOWER ROOM

8 x 4'9 (2.44m x 1.45m)

Side aspect uPVC double glazed window. Re-fitted white suite with low level W.C. Pedestal wash hand basin. Fully tiled shower cubicle. Tiled walls and floor. Chrome heated towel rail.

BEDROOM THREE

10'7 x 8'5 (3.23m x 2.57m)

Rear aspect uPVC double glazed window. Coved ceiling. Italian column radiator.

BEDROOM FOUR

10'7 x 6'10 (3.23m x 2.08m)

Rear aspect uPVC double glazed window. Coved ceiling. Italian column radiator.

RE-FITTED BATHROOM/W.C

Side aspect uPVC double glazed window. Tiled walls and floor. Shower ended bath with mixer tap, shower attachment and glazed screen. Wall unit including toilet with concealed cistern. Wash hand basin with cupboard under and separate cupboard to side. Chrome heated towel rail. Extractor fan.

OUTSIDE

REAR GARDEN

52ft deep x 35ft wide. Sandstone patio to immediate rear with block path to either side. Further paved patio to rear. Neatly tended lawn with well stocked flower and shrub borders. Various tree's to include Apple, Plum, Cherry and Silver Birch. Three timber sheds. Greenhouse. Vegetable plot. Outside tap. Power points. Outside lights. Pedestrian side access.

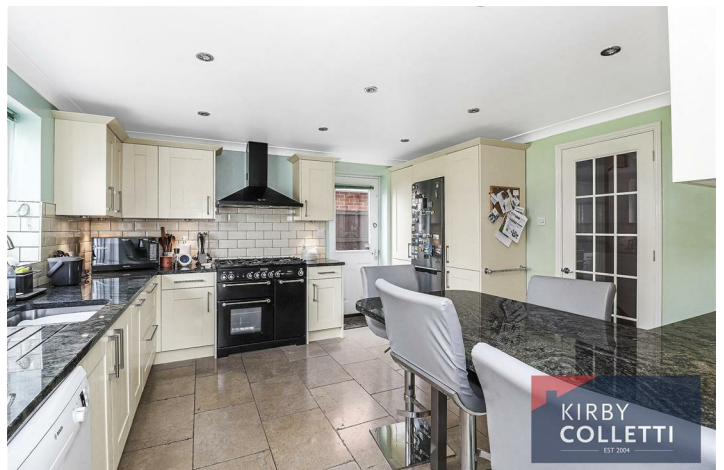
FRONT GARDEN

Off street parking for 2 cars and access to Garage. Remainder laid to lawn.

GARAGE

12'4 x 8 (3.76m x 2.44m)

Up and over door. Power and light connected.



Road Map



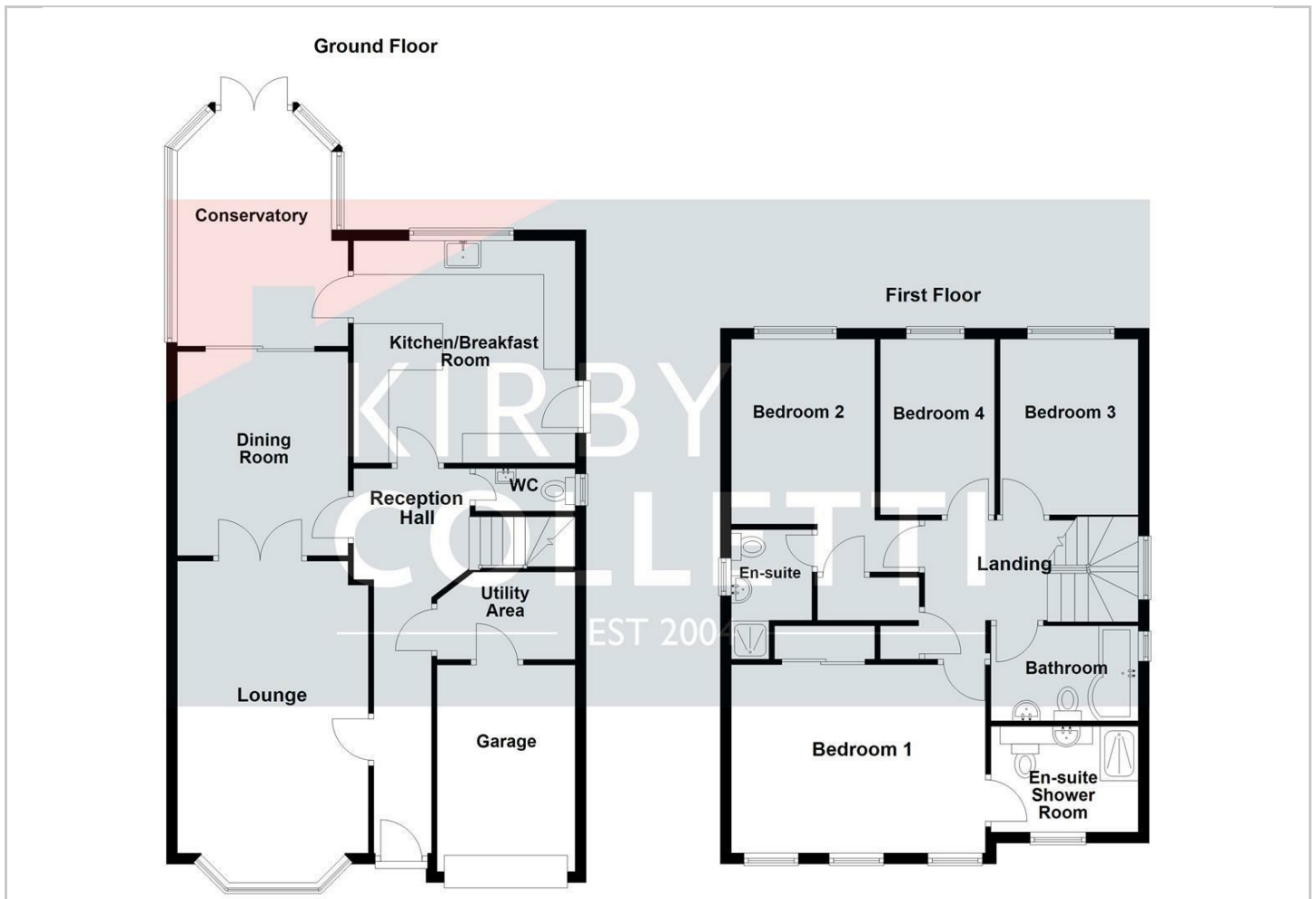
Hybrid Map



Terrain Map



Floor Plan

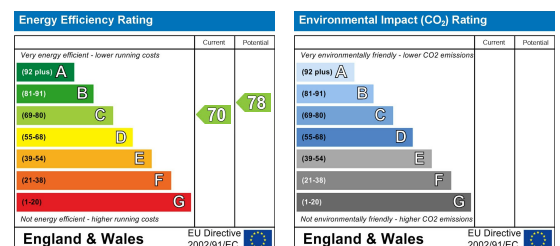


Viewing

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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