

**KIRBY
COLLETTI**

EST 2004



26 Churchfields, Broxbourne, EN10 7JS

Price £1,125,000

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- STUNNING GRADE II LISTED RESIDENCE
- FOUR BEDROOM VICTORIAN SEMI DETACHED VILLA
- THREE RECEPTION ROOMS
- 29ft STUNNING KITCHEN/FAMILY ROOM
- LUXURY BATH/SHOWER ROOM
- EN SUITE SHOWER ROOM
- 140ft REAR GARDEN
- UTILITY ROOM & GROUND FLOOR W.C.
- HIGHLY REGARDED LOCATION
- SHORT WALK TO RAILWAY STATION

KIRBY COLLETTI are delighted to market this STUNNING GRADE II LISTED FOUR BEDROOM VILLA built Circa 1840 by Lord of The Manor George Bosanquet for the first commuters of the day being within a short walk to Broxbourne's Rail Station. The property has been renovated by the present owners to an exceptional standard and yet still retains maintains many original features.

Some of the many qualities include a Superb 29ft Luxury Fitted Kitchen/Family /Dining Room, Three Reception Rooms, 140ft Wall Rear Garden, Luxury Bath/Shower Room, En Suite Shower Room, Utility Room, Ground Floor W.C., Impressive Reception Hall with Victoriana Tiling, Gas Heating To Radiators and Off Street Parking to Front.



ACCOMMODATION

IMPRESSIVE RECEPTION HALL

19 x 6'8 (5.79m x 2.03m)

INNER HALL

16'9 x 4 (5.11m x 1.22m)

GROUND FLOOR W.C.

5'9 x 3 (1.75m x 0.91m)

SITTING ROOM

13'7 x 13'1 (4.14m x 3.99m)

LOUNGE

20 x 12'4 (6.10m x 3.76m)

STUDY

9'10 x 9'8 at widest points (3.00m x 2.95m at widest points)

STUNNING KITCHEN/FAMILY ROOM

29 x 13 (8.84m x 3.96m)

UTILITY ROOM

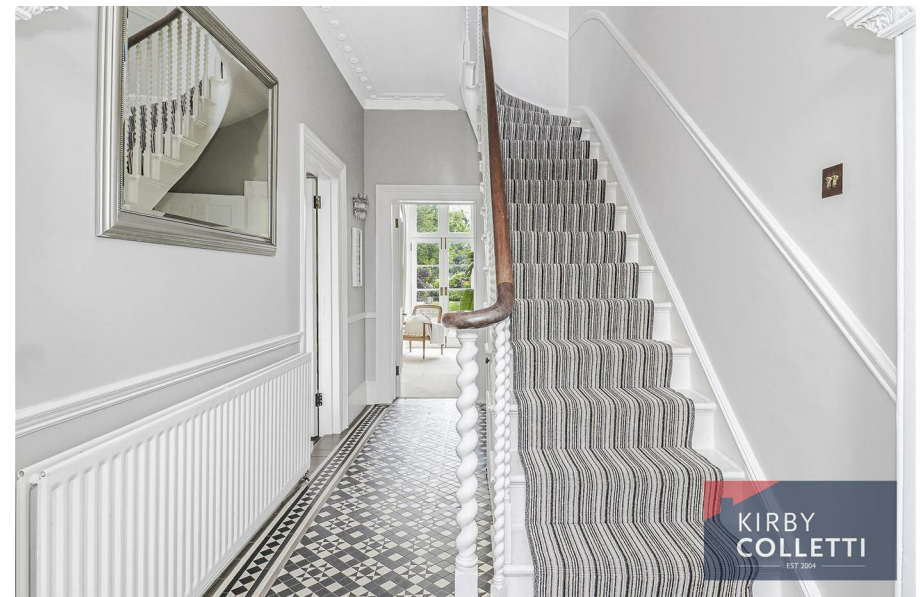
6'10 x 6 (2.08m x 1.83m)

FIRST FLOOR LANDING

14 x 6'10



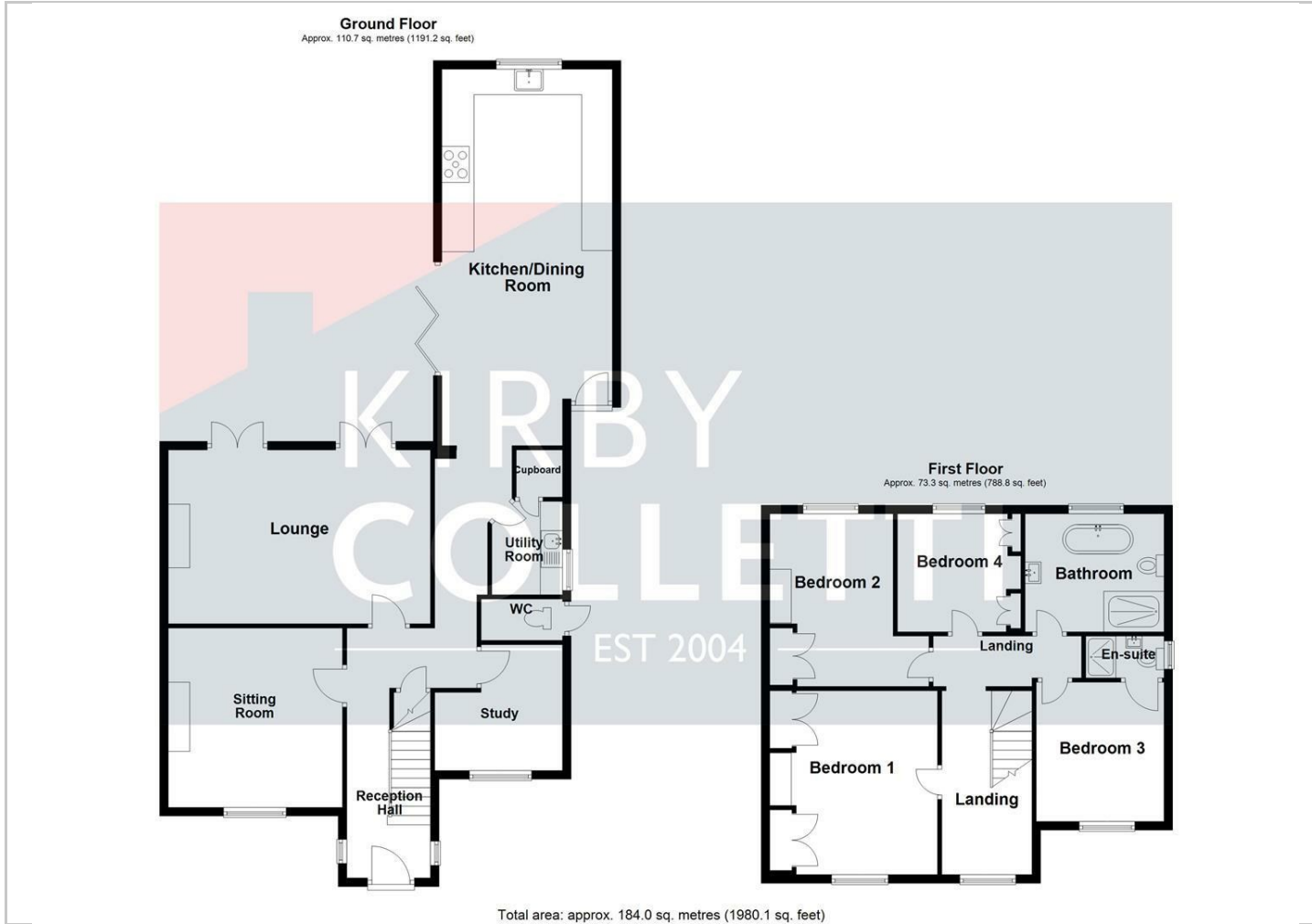
- INNER LANDING** 12 x 4'1 (3.66m x 1.24m)
- BEDROOM 1** 14'4 x 12'10 (4.37m x 3.91m)
- BEDROOM 2** 13'3 x 12'2 at widest points (4.04m x 3.71m at widest points)
- BEDROOM 3** 10'7 x 9'8 (3.23m x 2.95m)
- EN SUITE SHOWER ROOM/W.C**
- BEDROOM 4** 9'5 x 8'8 (2.87m x 2.64m)
- OUTSIDE**
- FRONT GARDEN**
- REAR GARDEN**
- LUXURY BATH/SHOWER ROOM**



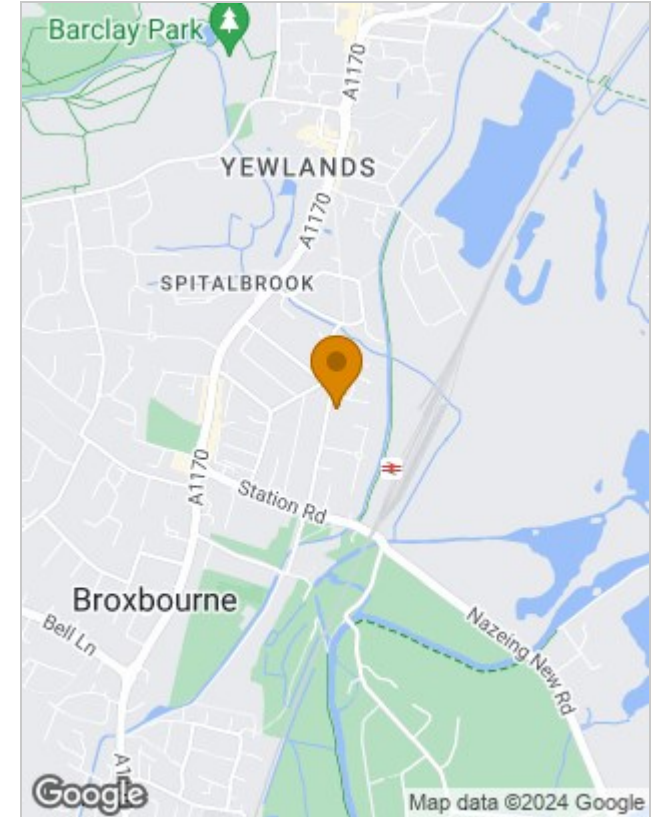


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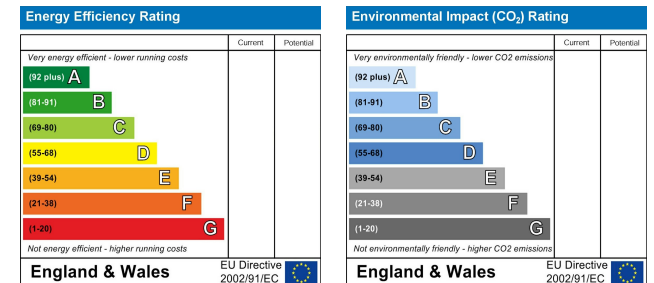
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Kirby Colletti Office on 01992471888 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

64 High Street, Hoddesdon, Hertfordshire, EN11 8ET

Tel: 01992471888 Email: homes@kirbycolletti.co.uk <https://www.kirbycolletti.co.uk>