



54 Station Road

Broxbourne, EN10 7AL

Price £715,000



KIRBY COLLETTI are delighted to bring to market this deceptively spacious 1930's FOUR BEDROOM SEMI DETACHED HOUSE with views to the front overlooking the Green and Church Beyond. Set moments away from Broxbourne Railway Station, River Lea, Local Shops/Restaurants and within the catchment for outstanding Schooling.

Some of the many features include Impressive Reception Hall, Sitting Room, Lounge, Study Area, Kitchen/Breakfast Room, Conservatory, 60ft Rear Garden, Detached Double Garage to Rear, Shower Room, En Suite Shower, Gas Heating to Radiators and Double Glazed Windows.

- RARELY AVAILABLE 1930's SEMI DETACHED HOUSE
- SITTING ROOM
- EN SUITE SHOWER
- DETACHED DOUBLE GARAGE TO REAR
- FOUR BEDROOMS
- STUDY AREA
- SHOWER ROOM/W.C
- LOUNGE
- KITCHEN/BREAKFAST ROOM
- 60ft REAR GARDEN



ACCOMMODATION

Entrance door to:

RECEPTION HALL

14'9 x 8'5 (4.50m x 2.57m)

Stairs up to first floor. Radiator. Cloaks cupboard. Under stairs storage cupboard.

GROUND FLOOR W.C.

4 x 3 (1.22m x 0.91m)

Side aspect window. Low level W.C., Wash hand basin. Radiator. Quarry tiled floor.

SITTING ROOM

15'9 into bay x 12'2 (4.80m into bay x 3.71m)

Front aspect double glazed bay window. Feature open fireplace. Coved ceiling.

STUDY

11 x 9'6 max (3.35m x 2.90m max)

Side aspect double glazed window. Wooden fitted shelving with matching drawers and cabinets. Storage cupboard. Door to Kitchen and archway to:

LOUNGE

14 x 11'10 (4.27m x 3.61m)

Rear aspect sliding patio door to Conservatory. Feature brick fireplace with open functional fire.

KITCHEN/BREAKFAST ROOM

13'4 x 9 (4.06m x 2.74m)

Two rear aspect uPVC double glazed windows. Range of White high gloss wall and base units rolled edge worksurfaces over. Stainless steel single drainer sink unit. Gas hob and electric oven. Plumbing for washing machine and dishwasher. Recessed ceiling spotlights. Open to:

CONSERVATORY

11'6 x 9'7 (3.51m x 2.92m)

Rear aspect sliding patio door to garden.

FIRST FLOOR LANDING

Side aspect double glazed window. Linen cupboard. Door leading to stairwell with access to 2nd floor.

BEDROOM 1

16'3 into bay x 11 (4.95m into bay x 3.35m)

Front aspect double glazed bay window. Fitted wardrobes with door to:

SHOWER

4'8 x 2'10 (1.42m x 0.86m)

Fully tiled shower cubicle. Wash hand basin.

BEDROOM 2

14 x 11 (4.27m x 3.35m)

Rears aspect uPVC double glazed window. Fitted wardrobes and cupboards. Vanity unit with wash basin. Radiator.

BEDROOM 3

9'5 x 8'8 (2.87m x 2.64m)

Front aspect box bay window. Radiator.

SHOWER ROOM/W.C

10'10 x 5'1 (3.30m x 1.55m)

Two side aspect double glazed windows. Fully tiled walls. Large walk in shower. Wall unit with wash basin and low level W.C. Copper pipe towel rail.

BEDROOM 4

14'6 x 12'4 (4.42m x 3.76m)

Rear aspect double glazed window. Fitted wardrobes. Radiator.

OUTSIDE

FRONT GARDEN

Paved pathway and shingled area with a variety of plants and shrubs.

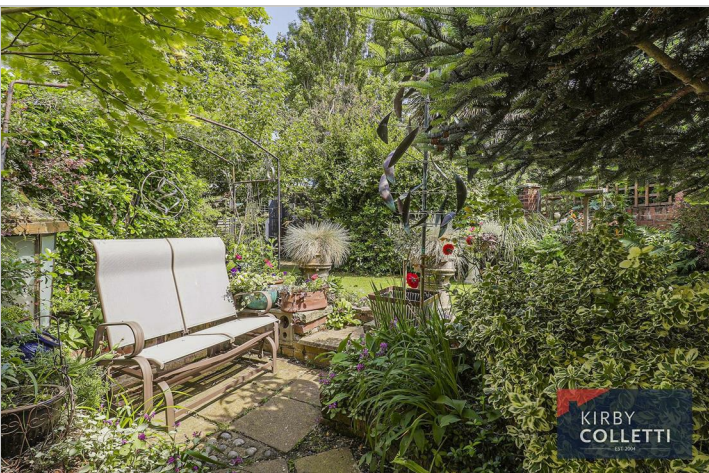
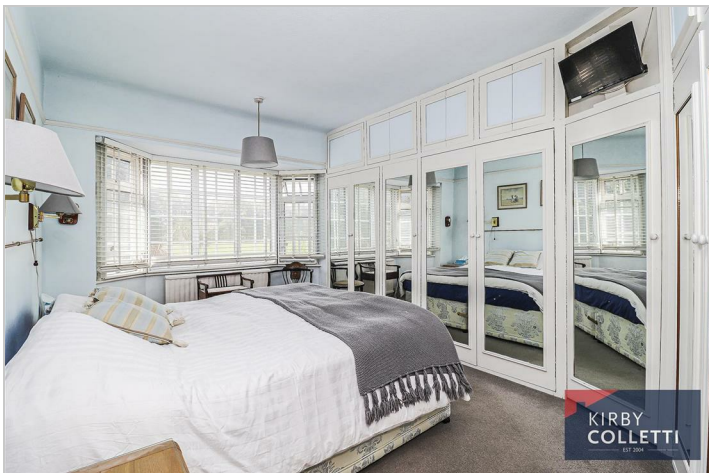
REAR GARDEN

Approx. 60ft deep. Paved patio with mature trees and shrubs leading through into the garden landscaped with artificial grass and further mature planting. Large workshop with power and light connected. Door to garage. Pedestrian gate to side. Log store.

DOUBLE DETACHED GARAGE

17'5 x 16'8 (5.31m x 5.08m)

Up and over door. Power and light connected.



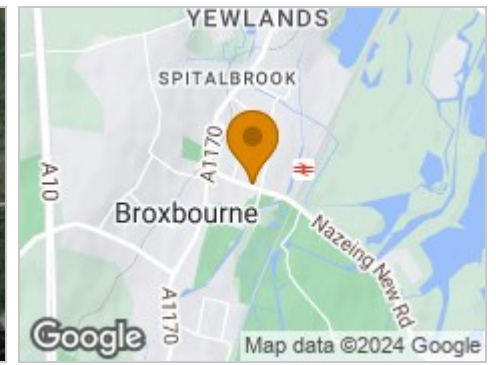
Road Map



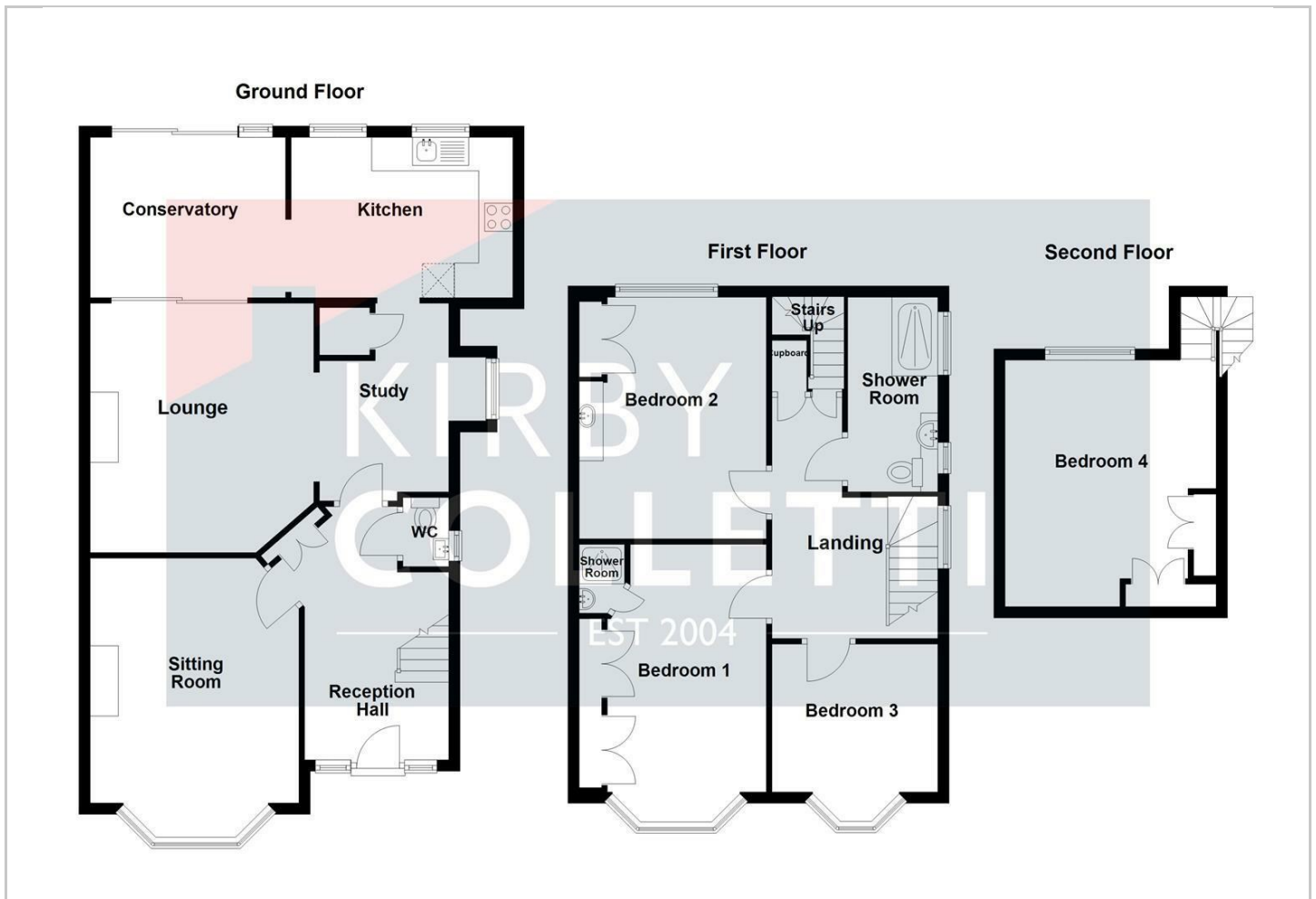
Hybrid Map



Terrain Map



Floor Plan

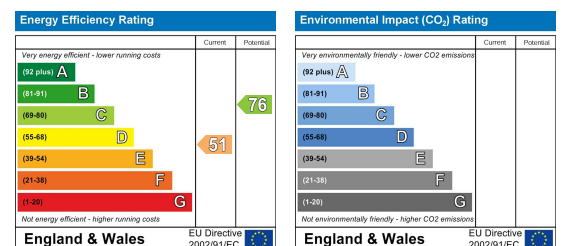


Viewing

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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