



21 Buryholme

Wormley, EN10 6PE

Price £515,000



Kirby Colletti are pleased to bring to market this FOUR BEDROOM END OF TERRACE HOUSE offering a 23ft Lounge/Diner, Ground Floor W.C, Modern Kitchen/Breakfast Room, Luxury Bathroom/W.C, 34ft Deep East Facing Rear Garden and Driveway providing Off Street Parking.

Situated within this popular residential location being within close proximity to Excellent Schools for all ages, Broxbourne Railway Station with its Service into London Liverpool Street, Local Shops, Restaurants, Bus Services, River Lea / Lea Valley Park and A10/M25 Road Links.

- FOUR BEDROOM END OF TERRACE HOUSE
- GROUND FLOOR W.C
- DRIVEWAY PROVIDING OFF STREET PARKING
- CLOSE TO RIVER LEA / LEA VALLEY PARK
- 23ft LOUNGE/DINER
- LUXURY BATHROOM/W.C
- CLOSE TO SCHOOLS FOR ALL AGES
- MODERN KITCHEN/BREAKFAST ROOM
- 34ft EAST FACING REAR GARDEN
- WALKING DISTANCE TO BROXBORNE RAILWAY STATION



ACCOMMODATION

Entrance door to:

ENTRANCE HALL

4'7 x 3'5 (1.40m x 1.04m)
Laminate wood flooring.

GROUND FLOOR W.C

3'6 x 3'4 (1.07m x 1.02m)
Front aspect uPVC double glazed window. Low level W.C. Wash hand basin with cupboard under. Fully tiled walls. Tiled floor. Radiator.

SITTING ROOM/BEDROOM

15'10 x 7'3 (4.83m x 2.21m)
Front aspect uPVC double glazed window. Coved ceiling. Recessed ceiling spotlights. Laminate wood flooring.

LOUNGE/DINER

23'11 x 17 max (7.29m x 5.18m max)
Front aspect uPVC double glazed window. Coved ceiling. Laminate wood flooring. Two radiators. Media wall. Understairs storage cupboard. Stairs up to first floor. Open to:

KITCHEN/BREAKFAST ROOM

16'6 x 11 (5.03m x 3.35m)
Rear aspect uPVC double glazed window and double doors to garden. Range of white high gloss wall and base units with worksurfaces over. Stainless steel single drainer sink unit. Plumbing for washing machine. Space for tumble dryer. Five ring gas hob. Built in electric oven. Tiled floor. Island unit. Coved ceiling. Recessed ceiling spotlights.

FIRST FLOOR LANDING

Airing cupboard housing wall mounted gas central heating boiler. Access to loft.

BEDROOM ONE

11'8 x 11'4 max (3.56m x 3.45m max)
Rear aspect uPVC double glazed window.

BEDROOM TWO

12'5 x 9'9 (3.78m x 2.97m)
Front aspect uPVC double glazed window. Radiator. Built in cupboard.

BEDROOM THREE

9'2 x 7 (2.79m x 2.13m)
Front aspect uPVC double glazed window. Chrome heated towel rail.

LUXURY BATHROOM/W.C

8'8 x 4'11 (2.64m x 1.50m)
Rear aspect double glazed window. Fully tiled walls and floor. Jacuzzi bath and separate shower unit. Pedestal wash hand basin. Low level W.C. Chrome heated towel rail. Recessed ceiling spotlights. Shaver sockets.

OUTSIDE

REAR GARDEN

34ft Deep. East Facing. Predominantly decked. Large shed with Power and light connected. Covered storage to side. Outside lights.

FRONT GARDEN

Off Street parking. Remainder laid to lawn.



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Road Map



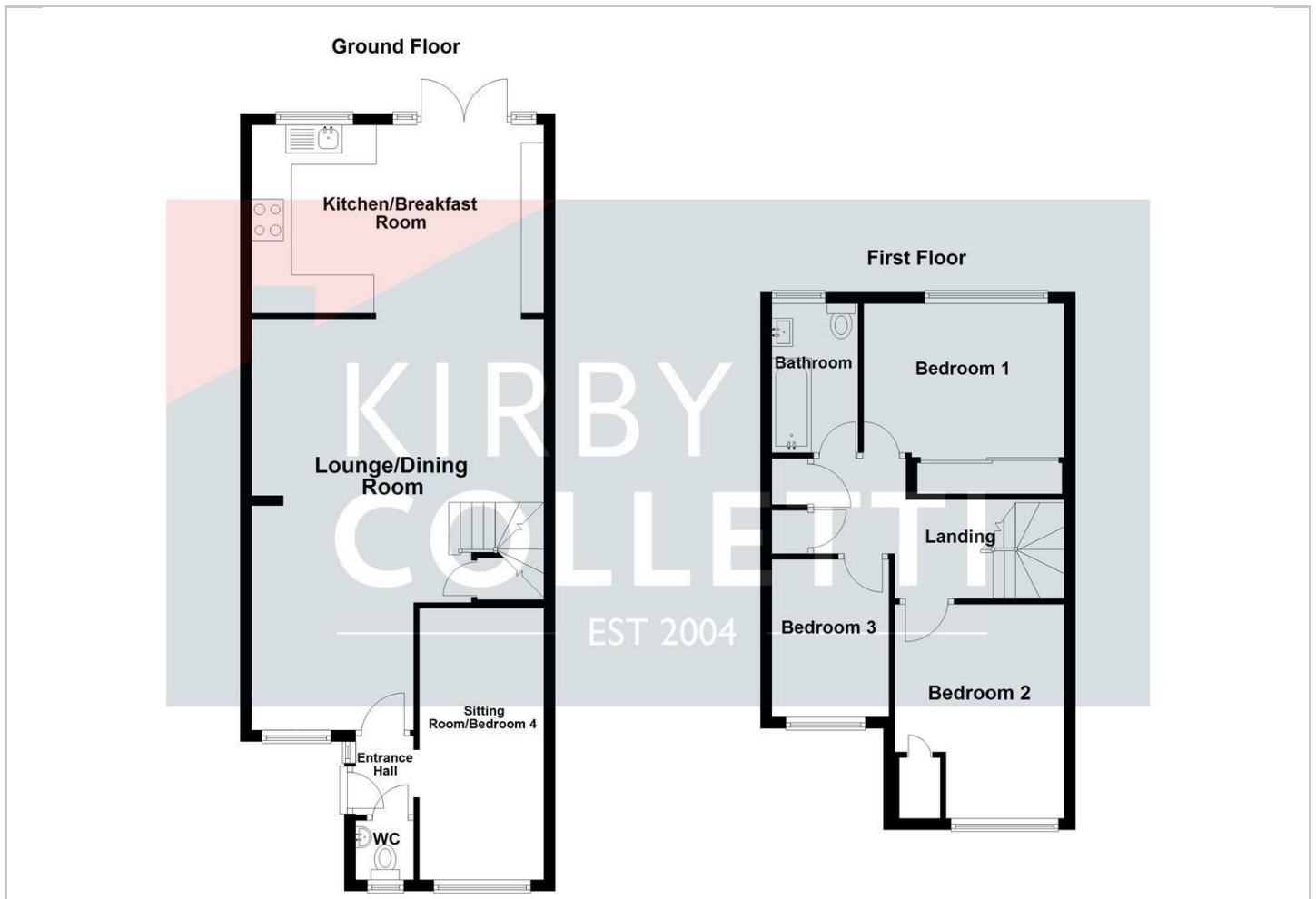
Hybrid Map



Terrain Map



Floor Plan

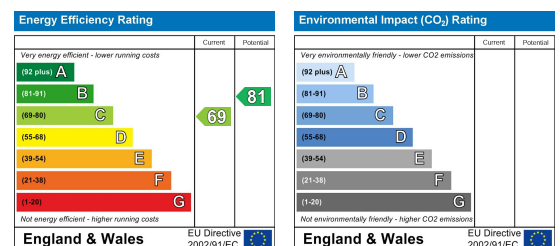


Viewing

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