



117 Old Nazeing Road

Broxbourne, EN10 6RJ

Price £535,000



KIRBY COLLETTI are delighted to offer this charming TWO DOUBLE BEDROOM OLDER STYLE SEMI DETACHED HOUSE which has enormous potential to extend into a substantial family home. (Subject to planning permission) Conveniently located within a short walk to Broxbourne Railway Station, Schooling For All Ages, Lea Valley Regional Park/River Lea and Riverside Pub/Restaurant.

Some of the many features include 25ft Lounge, Dining Room, Kitchen/Breakfast Room, 113ft South/West Facing Rear Garden, Large Bathroom/W.C., Gas Heating To Radiators and Off Street Parking For 2 Cars.

- CHARMING CHARACTER SEMI DETACHED HOUSE
- 25ft LOUNGE
- 113ft SOUTH/WESTERLY FACING GARDEN
- CLOSE TO RIVER LEA/LEA VALLEY REGIONAL PARK
- ENORMOUS POTENTIAL TO EXTEND (STPP)
- DINING ROOM
- LARGE UPSTAIRS BATHROOM
- TWO DOUBLE BEDROOMS
- KITCHEN/BREAKFAST ROOM
- SHORT WALK TO BROXBORNE RAILWAY STATION



ENTRANCE HALL

15'3 max x 3 (4.65m max x 0.91m)
Dado rail. Radiator. Stairs up to first floor.

LOUNGE

25'5 x 11'9 (7.75m x 3.58m)
Front aspect window. Two radiators. Exposed beam feature fireplace. Understairs storage cupboard. Open to:

DINING ROOM

15 x 10'1 (4.57m x 3.07m)
Rear aspect uPVC double doors to garden. Fitted glazed cabinet and cupboard below. Radiator. Open to:

KITCHEN/BREAKFAST ROOM

12'10 x 9'3 (3.91m x 2.82m)
Dual aspect double glazed windows. Range of wall and base mounted units with worksurfaces over and tiled splashbacks. Wall mounted gas boiler. Single drainer sink unit. Plumbing for washing machine and dishwasher. Built in electric oven. Tiled floor.

FIRST FLOOR LANDING

12'10 x 5 (3.91m x 1.52m)

BEDROOM ONE

15 x 11'8 (4.57m x 3.56m)
Two front aspect double glazed windows. Fitted wardrobes. Radiator. Feature fireplace.

BEDROOM TWO

13 x 9'4 (3.96m x 2.84m)
Rear aspect double glazed window. Feature fireplace. Radiator.

BATHROOM/W.C

9'8 x 8'9 (2.95m x 2.67m)
Rear aspect double glazed window. Panel enclosed bath with mixer tap and separate shower attachment. Pedestal wash hand basin. Low level W.C. Airing cupboard. Radiator.

OUTSIDE

REAR GARDEN

113ft South/Westerly facing, Paved patio, laid to lawn with mature shrub/tree borders. Pedestrian side access. Timber shed. Summerhouse/Bar.

FRONT GARDEN

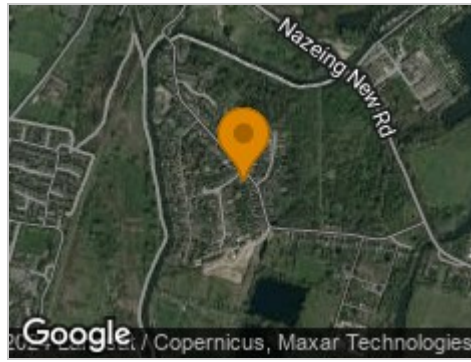
Hardstanding providing parking for 2 cars



Road Map



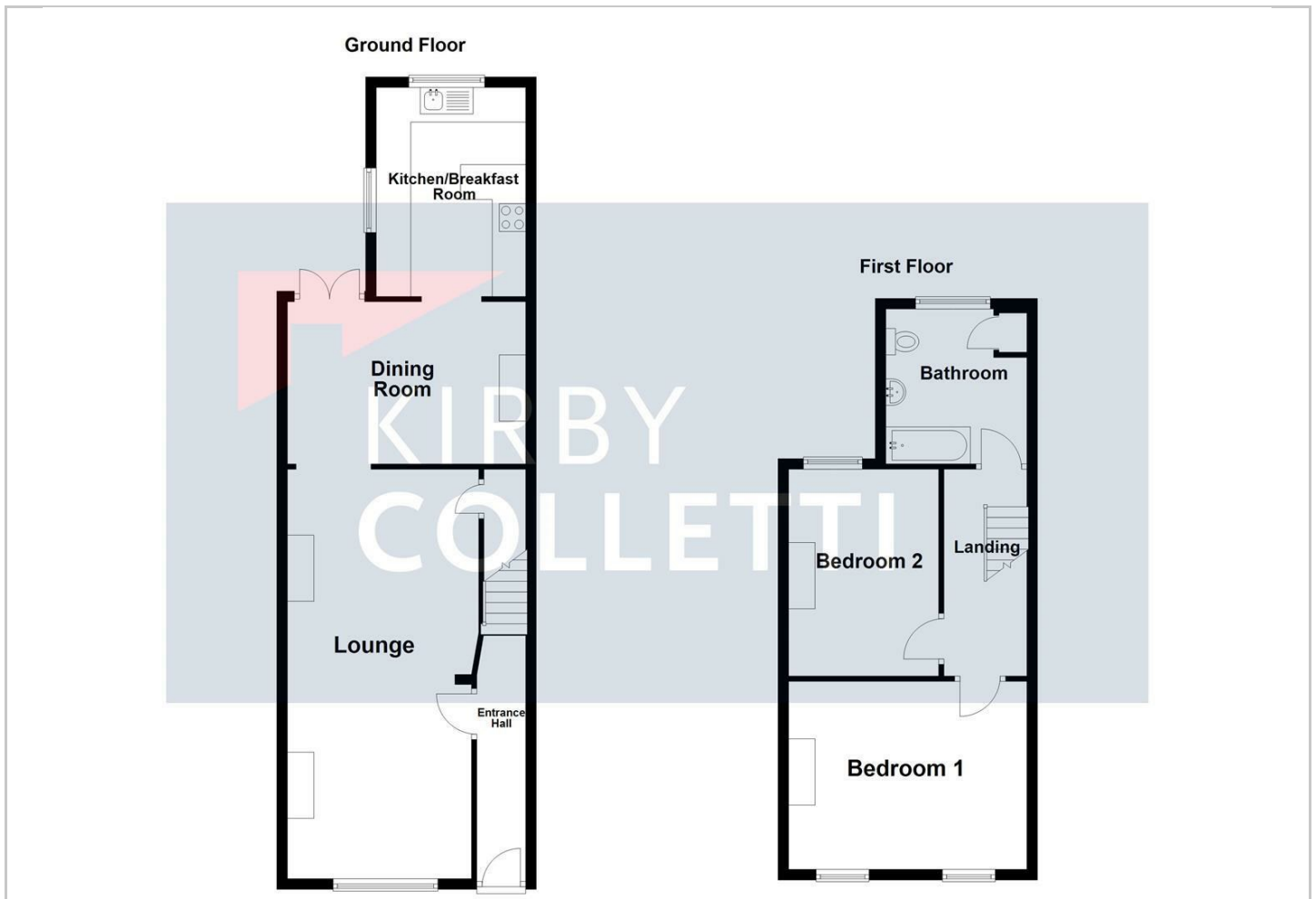
Hybrid Map



Terrain Map



Floor Plan

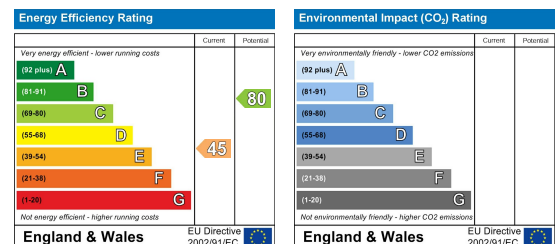


Viewing

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