

**KIRBY
COLLETTI**

EST 2004



7 Carnaby Road, Broxbourne, EN10 7EG

£1,250,000

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- Five Bedroom Detached Chalet Style
- 26'6" x 19'1" Lounge/Dining Room
- 21'10 x 10'10 Kitchen/Breakfast Room
- 85ft Secluded Rear Garden
- Vendor suited
- Planning consent for replacement House (07/22/0942/F) Plans available.
- Three Bathrooms
- Double Garage
- Carriage Driveway

Kirby Colletti are pleased to offer this well presented Five Bedroom Detached Chalet Style House Situated in Broxbourne's most prestigious residential road, within a short walk to Excellent Schools, Local Shops & Restaurants, River Lea and Broxbourne Railway Station with its excellent service into London. Also a short drive to the Hertfordshire Golf & Country Club and also Haileybury College.

The property provides versatile living accommodation and benefits from spacious 26'6" x 19'1" Lounge/Ding Room, 21'10" x 10'10" Kitchen/Breakfast Room, Secluded 85ft rear garden, Double Garage with Carriage Driveway and Planning Consent for a replacement house (07/22/0942/F) Plans available on request.



Accommodation

Entrance Hall

12'9 max x 10'11 max (3.89m max x 3.33m max)

Lounge/Dining Room 26'6" x 19'1" (8.08m" x 5.82m")

Bedroom One 14'11" x 13'9" (4.55m" x 4.19m")

Bedroom Three 15'3" x 10'11" (4.65m" x 3.33m)

Playroom/Study 11 x 8'4" (3.35m x 2.54m")

Kitchen/Breakfast Room

21'10" x 10'10" (6.65m" x 3.30m")

Inner Hallway 11'9" x 3'2" (3.58m" x 0.97m")

Cloaks/Shower Room 6'7" x 4'9" (2.01m" x 1.45m")

Bedroom Five 14'2" x 7'11" (4.32m" x 2.41m)

First Floor Landing



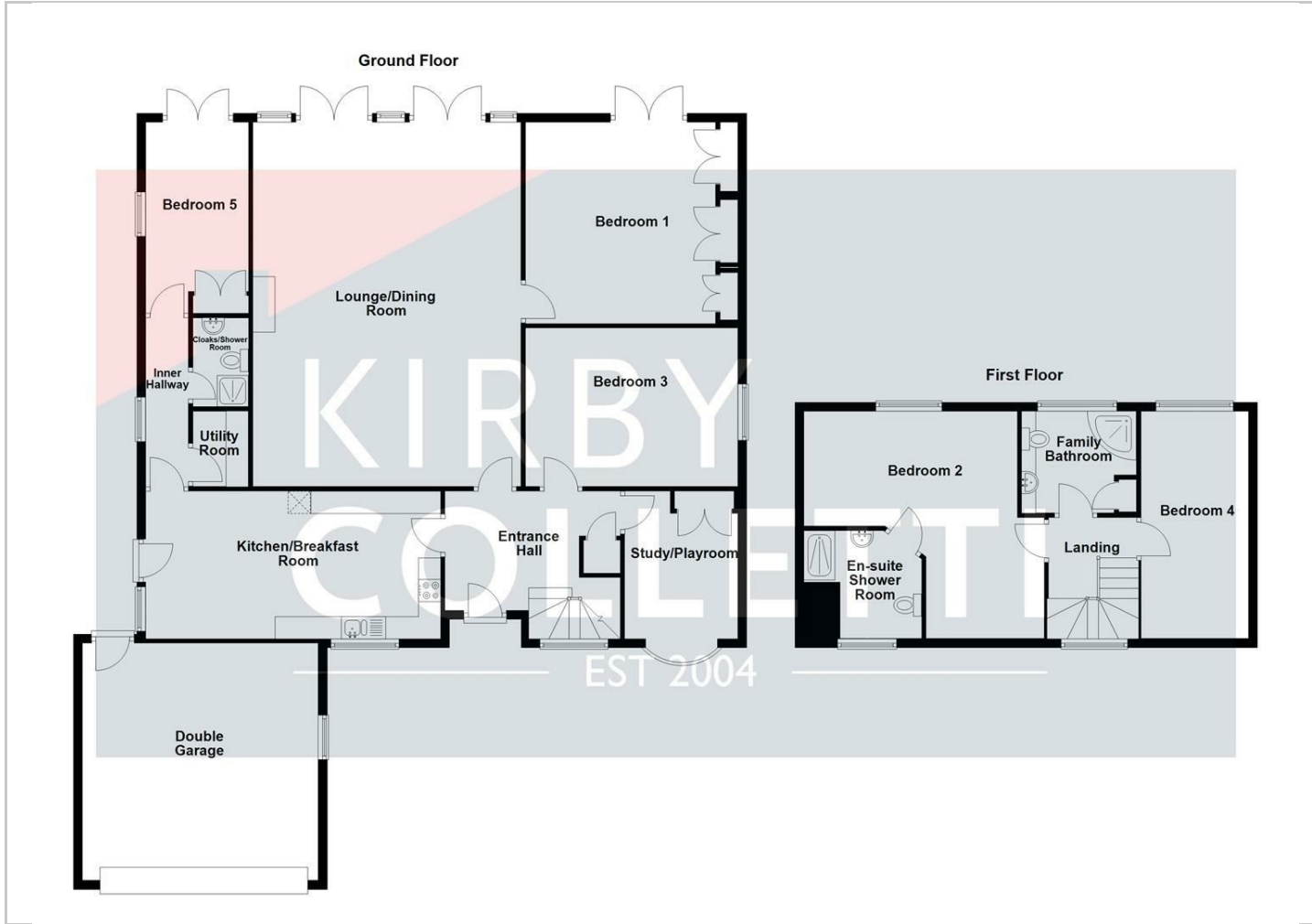


- Bedroom Two**
16'9" max 15'9"max (5.11m" max 4.80m"max)
- En Suite Shower Room**
8'9" max x 7'9" (2.67m" max x 2.36m")
- Bedroom Four** 16'10" x 7'10 (5.13m" x 2.39m)
- Family Bathroom** 8'6" x 7'3" (2.59m" x 2.21m")
- Exterior**
- Front Garden**
- Double Garage** 17'7" x 17'4" (5.36m" x 5.28m")
- Rear Garden** 85 x 46 (25.91m x 14.02m)





Floor Plans



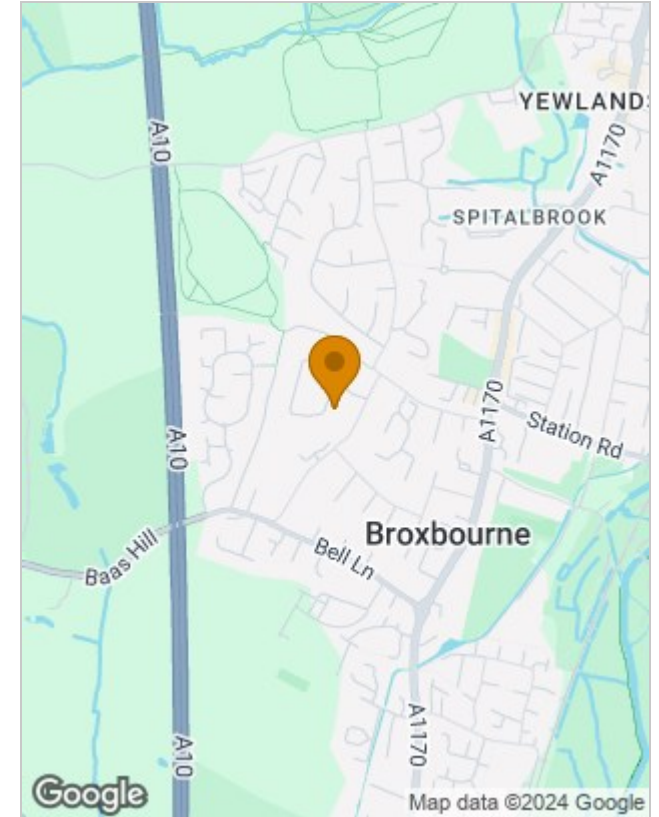
Viewing

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.

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Location Map



Energy Performance Graph

