



## Franwell, 1a Tatsfield Avenue

Nazeing, EN9 2HH

**Offers In Excess Of £650,000**



**\*\* CHAIN FREE\*\*** Kirby Colletti are delighted to offer this **THREE BEDROOM DETACHED HOUSE** offering **EXCELLENT POTENTIAL TO EXTEND AND MODERNISE THROUGHOUT**. Located within a short walk to Nazeingbury Parade, Local Schools, Clayton Hill Park and just over 2 miles to Broxbourne Railway station with its fast and frequent service into London Liverpool Street.

The property features 16ft Lounge, Fitted Kitchen, Dining Room, Study, Ground Floor W.C., Bathroom/W.C, 140ft Rear Garden, Covered Car Port, Garage and Off Street Parking for numerous vehicles.

- CHAIN FREE
- SUPERB 140ft REAR GARDEN
- GROUND FLOOR W.C
- SHORT WALK TO LOCAL SHOPS & CLAYTON HILL PARK
- THREE BEDROOM DETACHED HOUSE
- 16ft LOUNGE
- STUDY
- EXCELLENT POTENTIAL TO EXTEND AND MODERNISE
- KITCHEN AND SEPARATE DINING ROOM
- OFF STREET PARKING WITH A COVERED CAR PORT AND GARAGE



## ACCOMMODATION

Entrance door to:

### RECEPTION HALL

16 x 5'10 max (4.88m x 1.78m max)

Stairs up to first floor. Coved ceiling. Radiator.

### LOUNGE

16 x 10'10 (4.88m x 3.30m)

Front aspect double glazed window. Coved ceiling. Radiator. One wall light point.

### STUDY / BEDROOM FOUR

9'9 x 7'6 (2.97m x 2.29m)

Front aspect double glazed window. Coved ceiling. Radiator. Understairs storage cupboard.

### KITCHEN

12'1 x 9'3 (3.68m x 2.82m)

Front aspect double glazed window and door to car port. Range of wall and base units with rolled edge worksurfaces over. Single drainer sink unit. Plumbing for washing machine and dishwasher. Wall mounted gas boiler. Electric hob and built in oven. Tiled floor. Archway to:

### DINING ROOM

10'8 x 9'2 (3.25m x 2.79m)

Rear aspect sliding double door to garden. Ceramic tiled floor. Wooden panelled walls. Radiator.

### GROUND FLOOR W.C

6 x 2'7 (1.83m x 0.79m)

Side aspect double glazed window. Fully tiled walls. Low level W.C. Wash hand basin.

### LANDING

11 x 8'6 max (3.35m x 2.59m max)

Side aspect double glazed window. Airing cupboard. Access to loft.

### BEDROOM ONE

13'5 x 12'6 (4.09m x 3.81m)

Front aspect double glazed window. Fitted wardrobes to one wall and built in wardrobe.

### BEDROOM TWO

15'3 x 9'5 (4.65m x 2.87m)

Rear aspect double glazed window. Built in wardrobe. Radiator.

### BEDROOM THREE

10'10 x 9'10 (3.30m x 3.00m)

Front aspect double glazed window. Radiator. Fitted wardrobe.

### BATHROOM/W.C

7'9 x 6'7 (2.36m x 2.01m)

Rear aspect double glazed window. Tiled enclosed bath with mixer tap and separate shower unit. Low level W.C. Bidet. Wash hand basin with cupboard under. Radiator.

### OUTSIDE

#### FRONT GARDEN

Driveway parking providing off street parking for numerous vehicles. Remainder laid to lawn retained by brick wall. Coved car port leading to:.

#### GARAGE

Up and over door.

#### REAR GARDEN

140ft. Paved patio with pathway down to rear garden. Laid to lawn with mature flower and shrub borders. Two Greenhouse's. Sheds. Summerhouse. Pond with bridge over. Outside tap. Side pedestrian access.



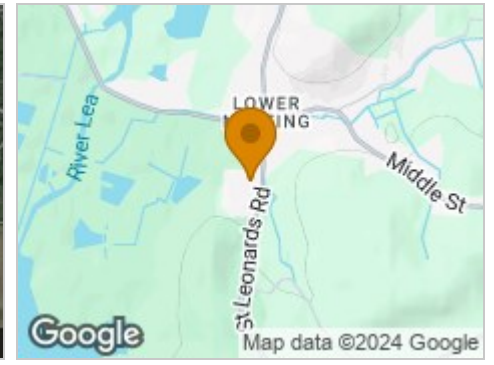
## Road Map



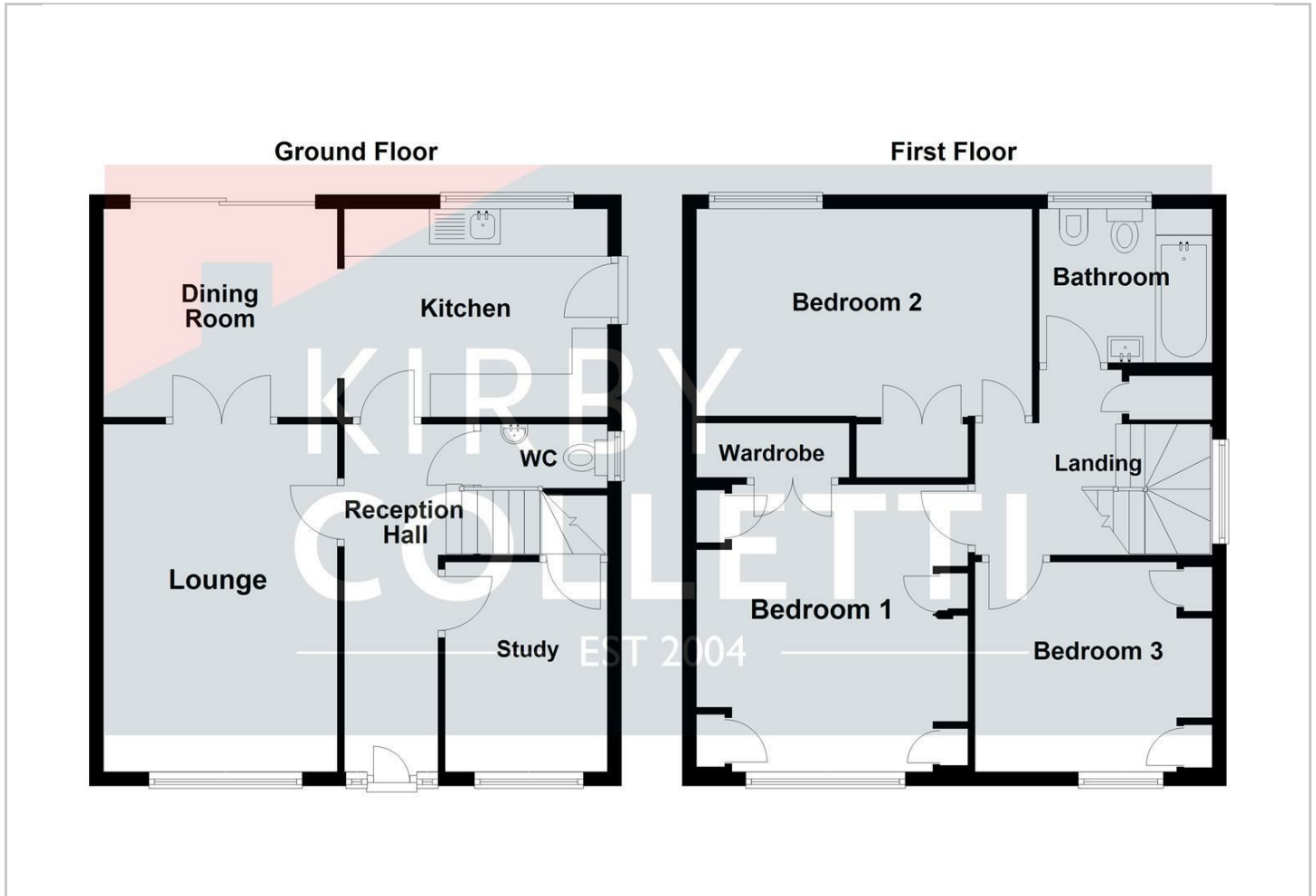
## Hybrid Map



## Terrain Map



## Floor Plan

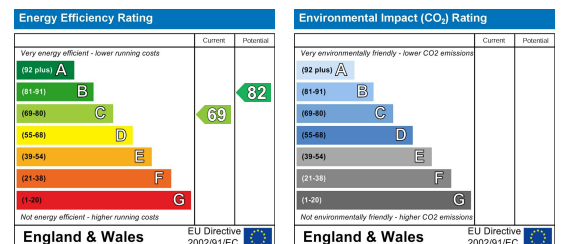


## Viewing

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Energy Efficiency Graph



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