



## 69 Pulham Avenue

Broxbourne, EN10 7TA

**Price £950,000**



Kirby Colletti are pleased to offer this Extended Five Bedroom Detached House approaching 2,200 sq ft with the benefits of Three Reception Rooms, Re-Fitted kitchen/breakfast room with under floor heating, Utility Room, Downstairs Cloakroom, Re-Fitted En Suite Bath/Shower Room to principle bedroom, second En Suite Shower Room, Family Bathroom, Secluded Rear Garden backing onto parkland, Integral Double Garage and driveway for three vehicles.

The property is ideally situated in highly sought after residential development within easy access to all local amenities including Broxbourne Secondary School, Broxbourne CE Primary School, Hertfordshire Golf & Country Club, Local Shops/Restaurants, River Lea and Broxbourne's Railway Station with it's excellent service into London Liverpool Street & Stratford.

- Five Bedroom Detached House
- Three Reception Rooms
- Re-Fitted Kitchen/Breakfast Room
- Cloakroom
- Utility Room
- Re-Fitted En Suite Bath/Shower Room to Bedroom One
- En Suite Shower Room to Bedroom Two
- Family Bathroom
- Double Garage & Gardens
- Close to all amenities



## Accommodation

uPVC Double glazed entrance door to:

### Reception Hall

21'8" x 6'4" (6.60m x 1.93m)

Staircase to first floor. Under stairs storage cupboard. Coved ceiling. Wall mounted thermostat. Radiator. Porcelain tiled floor. Multi pane glazed casement doors to sitting room.

### Cloakroom

8'4" x 3'1" (2.54m x 0.94m")

White suite comprising low level W.C. Pedestal wash hand basin with tiled splash back. Extractor fan. Radiator. Porcelain tiled floor.

### Lounge

19'6" x 13'3" into bay window (5.94m" x 4.04m" into bay window )

Front aspect uPVC double glazed bay window. Feature fireplace with marble surround. Two radiators. Solid wood flooring. Television aerial point.

### Dining Room

13'7" x 10.3" (4.14m" x 3.05m.0.91m')

Double glazed sliding patio door to conservatory. Radiator. Solid wood flooring.

### Consevatory

12'10" x 10'9" (3.91m" x 3.28m")

uPVC double glazed windows and casement door to rear garden. Porcelain tiled floor.

### Kitchen/Breakfast Room

21'1" x 11'11" (6.43m" x 3.63m)

Two Rear aspect uPVC double glazed window. Range of wall and base mounted units. Quartz worksurfaces over. Inset one and half bowl sink unit with chrome spring neck tap over. Plumbing for dishwasher. Space for fridge/freezer. Built in range cooker. Extractor hood over. Integrated microwave. Recessed spotlights. Granite flooring with underfloor heating in kitchen area. Radiator. Solid wood flooring in breakfast area. Door to:

### Utility Room

11'11" x 5'9" (3.63m" x 1.75m")

uPVC double glazed door to rear garden. Door to rear of double garage. Side aspect uPVC double glazed window. Range of wall and base mounted units. Quartz worksurfaces over with inset single drainer sink unit and mixer tap over. Plumbing for washing machine. Space for tumble dryer, fridge/freezer and wine cooler. Wall mounted gas central heating boiler. Radiator. Porcelain tiled floor.

### Landing

Loft access via loft ladder. Radiator.

## Bedroom One

15'1" 11'7" (4.60m" 3.53m")

Front aspect uPVC double glazed window. Radiator. Range of fitted wardrobes to one wall. Solid wood flooring. Television aerial point. Access to:

### Dressing area

9'5" x 7'8" (2.87m" x 2.34m" )

Range of fitted mirror fronted wardrobes on two walls. Door to:

### Re-Fitted En Suite Bath/Shower Room

9'5" x 7'8" (2.87m" x 2.34m" )

Side aspect uPVC double glazed window. White suite comprising freestanding bath. Shower cubicle. Wash hand basin. Low level W.C. Partly tiled walls. Porcelain tiled floor. Recessed spotlights.

### Bedroom Two

12'2" x 11'7" (3.71m" x 3.53m")

Front aspect uPVC double glazed window. Radiator. Range of fitted mirror fronted wardrobes to one wall. Solid wood flooring. Television aerial point. Door to:

### En Suite Shower Room

22'11" 26'2" x 22'11" (7'8" x 7')

Front aspect uPVC double glazed window. White suite comprising shower cubicle. Low level W.C. Wash hand basin. Recessed spotlights. Extractor fan. Radiator. Porcelain tiled floor.

### Bedroom Three

12'5" x 10'2" (3.78m" x 3.10m")

Rear aspect uPVC double glazed window. Radiator. Built in wardrobe. Solid wood flooring.

### Bedroom Four

10'1" x 9'5" (3.07m" x 2.87m")

Rear aspect uPVC double glazed window. Radiator. Television aerial point.

### Bedroom Five

9'4" x 8'4" (2.84m" x 2.54m")

Rear aspect uPVC double glazed window. Radiator.

### Family Bathroom

7'1" x 6'8" (2.16m" x 2.03m")

Rear aspect uPVC double glazed window. White suite comprising panel enclosed bath with mixer tap and shower attachment over. Wall mounted shower screen. Recessed spotlights. Porcelain tiled floor.

## Exterior

### Rear Garden



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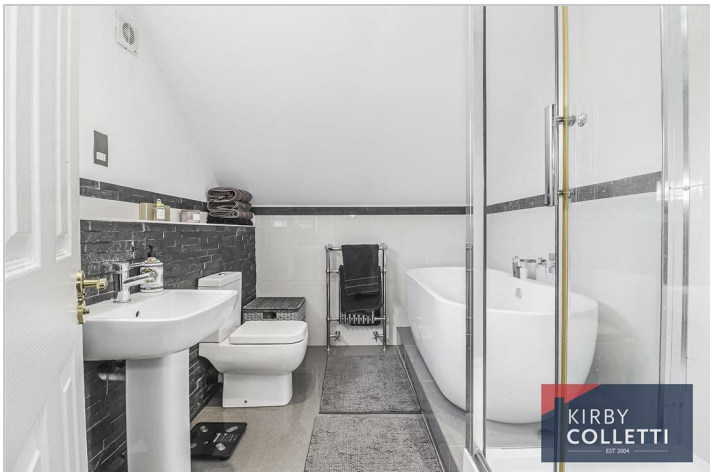
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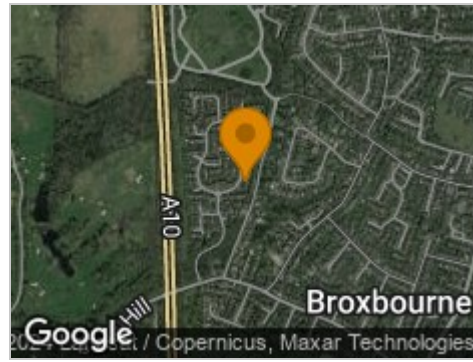


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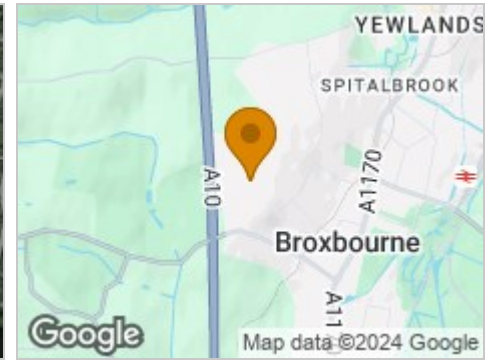
## Road Map



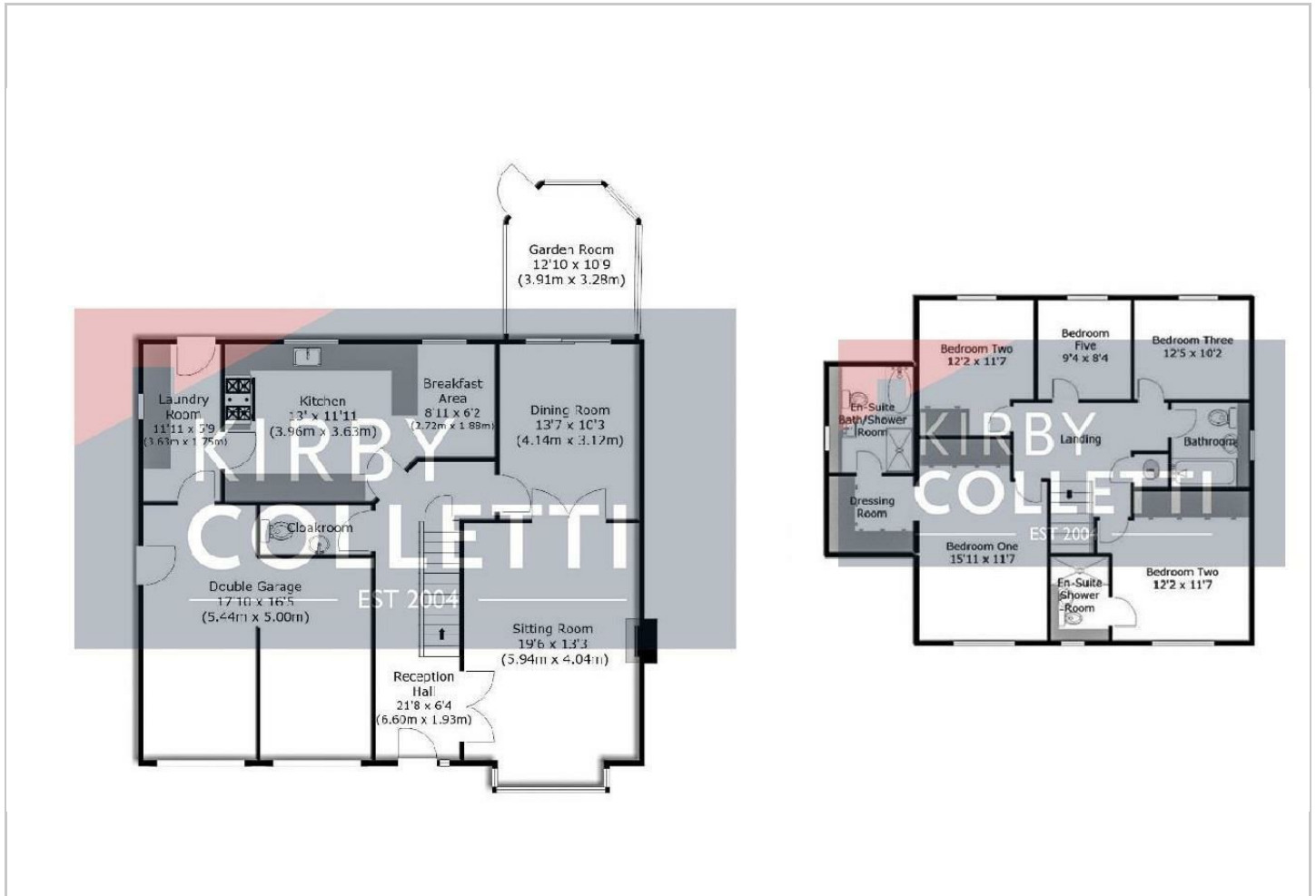
## Hybrid Map



## Terrain Map



## Floor Plan

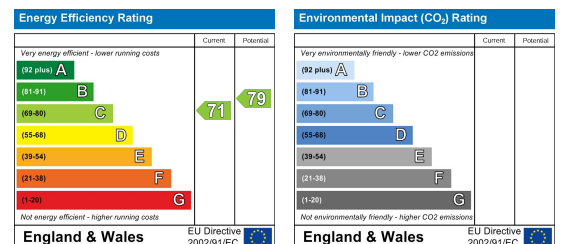


## Viewing

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



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