



51 Trafalgar Avenue

Broxbourne, EN10 7DL

£710,000



Kirby Colletti are pleased to offer this Extended and Well Presented Three Bedroom Semi Detached House with the benefits of 25'2" x 12'1" Re-Fitted Kitchen/Family Room, Separate Sitting Room and Dining Room, Downstairs Cloakroom, Utility Room, Re-Fitted Bath/Shower Room, 80 ft East Facing Rear Garden, off Street Parking and Garage.

Situated in this highly sought after residential area and cul de sac 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. Viewing highly recommended.

- **Extended Three Bedroom Semi Detached House**
- **25ft Kitchen/Family Room**
- **Re-Fitted Bath/Shower Room**
- **Cul De Sac Position**
- **Sitting Room**
- **CloakRoom**
- **East Facing Rear Garden**
- **Dining Room**
- **Utility Room**
- **Garage**



Accommodation

uPVC Double glazed front door to:

Entrance Porch

5'9" x 2 (1.75m" x 0.61m)

Part glazed door to:

Entrance Hall

16'3" 5'11" (4.95m" 1.80m")

Stairs to first floor. Under stairs cupboard housing meters. Door to garage. Doors to sitting room, dining room and inner hallway. Laminate floor. Coved ceiling. Recessed spotlights.

Inner Hallway

9'5" x 4'5" (2.87m" x 1.35m")

Two storage cupboards to one wall. Access to Kitchen/Family Room. Doors to utility room and cloakroom. Laminate floor.

Sitting Room

13'5" x 12' (4.09m" x 3.66m)

Front aspect uPVC double glazed bay window. Radiator. Television aerial point. Coved ceiling. Laminate floor.

Dining Room

12' max x 11'7" (3.66m max x 3.53m")

Access to Kitchen/Family Room. Radiator. Laminate floor.

Re-Fitted Kitchen/Family Room

25'2" x 12'1" (7.67m" x 3.68m")

Rear aspect uPVC double glazed window and uPVC double glazed bi-folding doors giving access to rear garden. Vaulted ceiling. Range of wall and base mounted units with Breakfast bar. Inset single drainer stainless steel one and half bowl sink unit with mixer tap over. Built in electric four ring hob. Built in 'AEG' oven and microwave oven over. Extractor hood. Space for American style fridge/freezer. Laminate flooring with underfloor heating. Recessed spotlights. Two wall light points. Access to:

Inner Hallway

9'5" x 5'11" (2.87m" x 1.80m")

Door to entrance hall. Two large storage cupboards to one wall. Laminate floor. Door to:

Utility Room

9'11" x 5'11" (3.02m" x 1.80m")

Wall and base mounted units. Worksurface over. Inset single drainer sink unit. Plumbing for washing machine. Laminate floor.

Cloakroom

6'11" x 2'6" (2.11m" x 0.76m")

White suite comprising low level W.C. Wash hand basin. Tiled splashback. Laminate floor. Recessed spotlights.

First Floor Landing

9'x 7'10" (2.74mx 2.39m")

Side aspect uPVC double glazed window. Loft access. Doors to bedrooms and Bath/Shower room.

Bedroom One

13'10" x 10'9" (4.22m" x 3.28m")

Front aspect uPVC double glazed bay window, Radiator. Fitted wardrobes to one wall. Coved ceiling. Recessed spotlights.

Bedroom Two

11'7" x 10'1" (3.53m" x 3.07m")

Rear aspect uPVC double glazed window. Radiator. Fitted wardrobe cupboard. Coved ceiling. Recessed spotlights. Laminate floor.

Bedroom Three

9'7" max x 7'3" (2.92m" max x 2.21m")

Front aspect uPVC double glazed window. Radiator. Recessed spotlights. Laminate floor.

Re-Fitted Bath/Shower Room

12'3" x 5'6" (3.73m" x 1.68m")

Rear aspect uPVC double glazed window. White suite comprising panel enclosed bath with mixer tap and shower attachment over. Wash hand basin. Low level W.C. with concealed cistern. Walk in shower. Fully tiled walls and floor. Heated towel rail.

Exterior

Rear Garden

Approx 80ft East facing. Paved patio area with remainder laid to lawn. Raised shrub borders. Outside lights and water tap.

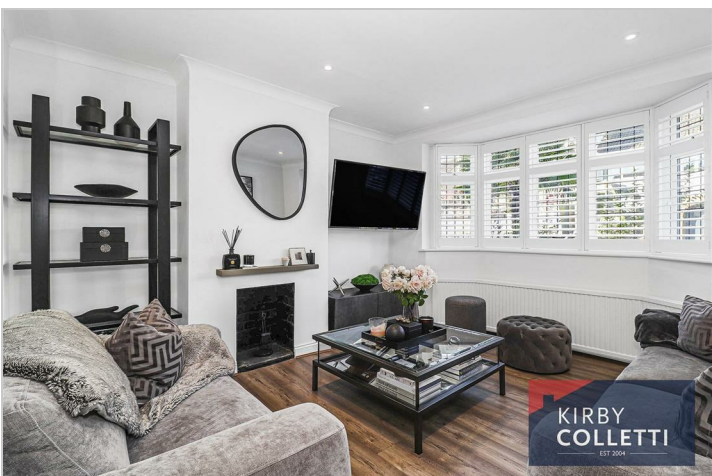
Front Garden

Block paved driveway providing off street parking. Shrub border.

Garage

17'9" x 7'3" (5.41m" x 2.21m")

Up and over door. Light and power connected. Wall mounted gas central heating boiler.



Road Map



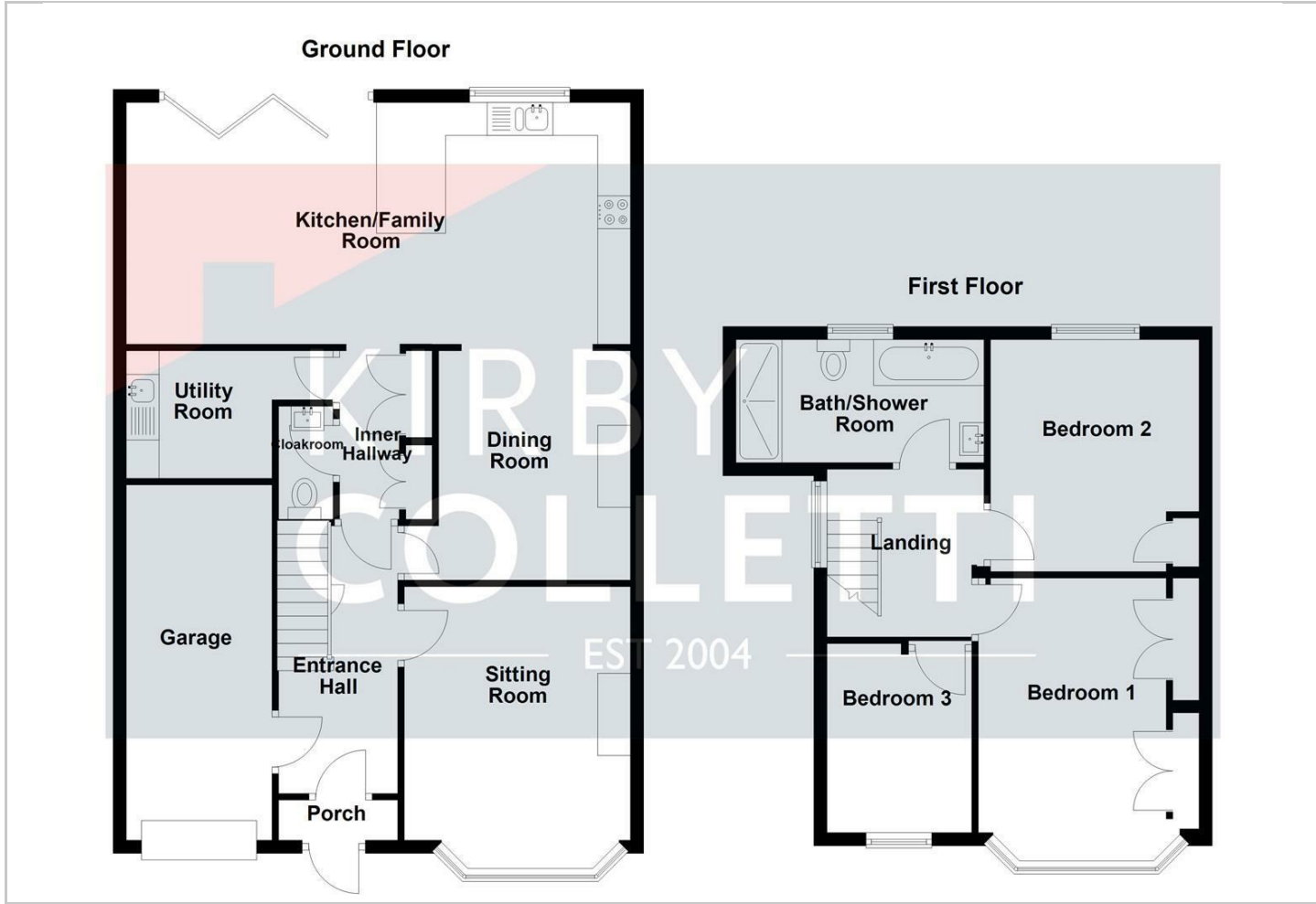
Hybrid Map



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

