

**KIRBY
COLLETTI**
EST 2004



Waterfront Cozens Lane West, Broxbourne, EN10 6QL

Price £1,250,000

**KIRBY
COLLETTI**
EST 2004





KIRBY
COLLETTI

EST 2004

Waterfront Cozens Lane West

Broxbourne, EN10 6QL

- Stunning Detached House Approx. 3100sq ft
- Three Reception Rooms
- West Facing Rear Garden
- Three En Suite Shower Rooms
- Garage plus parking for several vehicles
- Five Double Bedrooms
- 19'3" x 17'3" Quality Fitted Kitchen/Breakfast Room
- Utility Room
- Family Bath/Shower Room
- Short Walk to Excellent Schooling & BR Station

Nestled in the desirable area of Cozens Lane West, Broxbourne, this impressive Five Bedroom Detached House offers a perfect blend of space, comfort, and modern living. Designed over Three Floors and spanning an expansive 3,110 square feet, making it an ideal family home.

The house features Three well-appointed Reception Rooms with the layout thoughtfully designed to enhance both functionality and flow, making it easy to navigate between the various living areas. Offering Three En-Suite Shower Rooms and a Family Bathroom/shower room, Kitchen/breakfast Room, utility room, Cloakroom, Garage and Private Gardens. Incorporating Underfloor heating to the Ground and First Floor and Double Glazed throughout.

Overlooking the New River, the property is ideally situated 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.

Price £1,250,000



Accommodation

Entrance Hall 14'11 x 12'9" max (4.55m x 3.89m" max)

Cloakroom 6'8" x 3'5" (2.03m" x 1.04m")

Study 12'7" x 11'2" (3.84m" x 3.40m")

Dining Room 13'4" x 12'6" (4.06m" x 3.81m")

Living Room 20'10" x 15'3" max (6.35m" x 4.65m" max)

Quality Fitted Kitchen/Breakfast Room
19'3" x 17'3" (5.87m" x 5.26m")

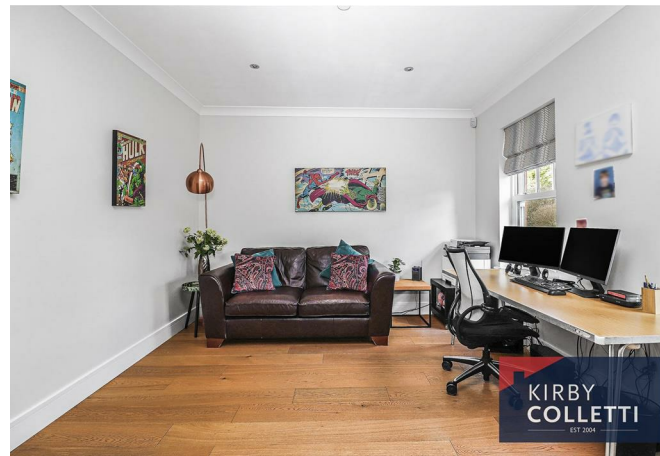
Utility Room 11'8" x 8'11" (3.56m" x 2.72m")

First Floor Landing

Bedroom Two 16'8" x 12'8" (5.08m" x 3.86m")

En Suite Shower Room 6'3" x 5'9" (1.91m" x 1.75m")

Bedroom Three 16'3" x 12'7" (4.95m" x 3.84m")





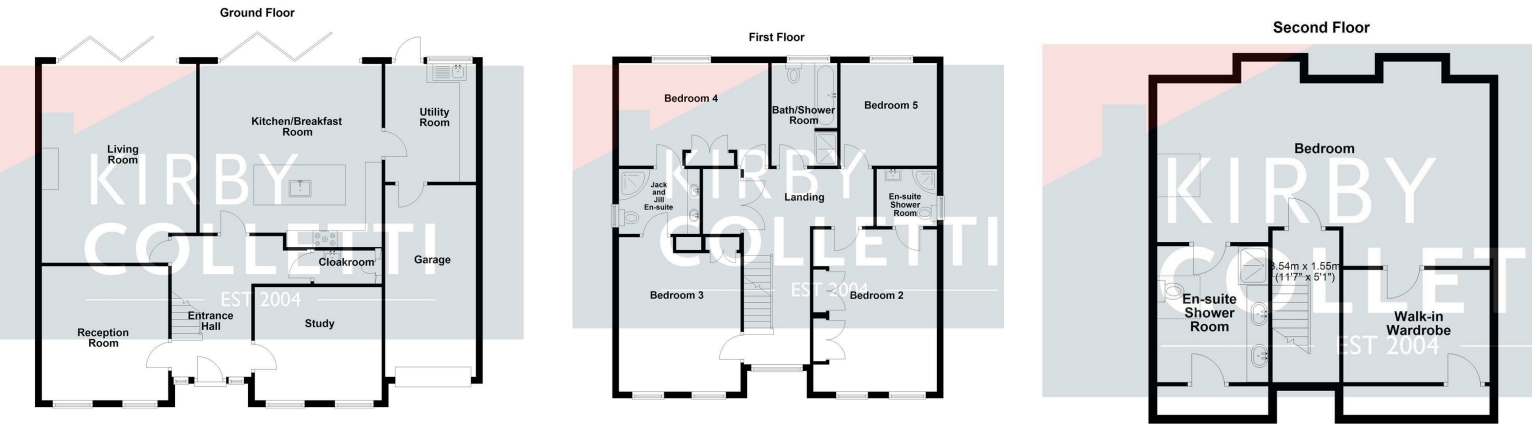
Bedroom Four	15'4" x 10'6" (4.67m x 3.20m")
Jack & Jill Shower Room	8'4" x 6'2" (2.54m" x 1.88m")
Bedroom Five	10'6" x 9'10" (3.20m" x 3.00m")
Family Bath/Shower Room	10'5" x 8'9" (3.18m" x 2.67m")
Second Floor Landing	
Bedroom One	25'4 x 14'2" (7.72m x 4.32m")
Walk in Wardrobe	11'11" x 8'8" (3.63m" x 2.64m")
En Suite Shower Room	10'5" x 8'9" (3.18m" x 2.67m")
Exterior	
Rear Garden	
Front Garden	
Garage	18'5 x 9'10 (5.61m x 3.00m)





**KIRBY
COLLETTI**
— EST 2004 —

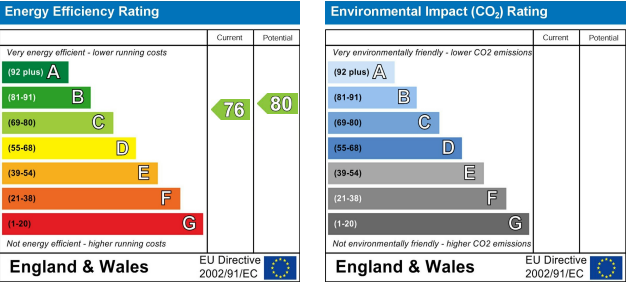
Floor Plans



Location Map



Energy Performance Graph



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.