



## 13 Buryholme

Broxbourne, EN10 6PE

**Price £509,500**



OFFERED CHAIN FREE!! KIRBY COLLETTI are delighted to market this SUPERBLY PRESENTED THREE BEDROOM EXTENDED SEMI DETACHED HOUSE located in this residential cul de sac. Situated within a short walk to local shops, Broxbourne School and Broxbourne Railway Station.

The property offers 24ft Lounge/Diner, 16ft Sitting Room, Re Fitted Kitchen, Re Fitted Shower Room, Ground Floor W.C., Gas Heating To Radiators, uPVC Double Glazing, East Facing Rear Garden, Garage & Parking To Front.



- CHAIN FREE
- 16ft SITTING ROOM
- GAS HEATING TO RADIATORS
- SHORT WALK TO SCHOOLS & RAILWAY STATION
- SUPERBLY PRESENTED EXTENDED THREE BED SEMI DETACHED
- RE FITTED KITCHEN
- uPVC DOUBLE GLAZING
- 24ft LOUNGE/DINER
- RE FITTED SHOWER ROOM/W.C.
- SOUGHT AFTER LOCATION



## ACCOMMODATION

Entrance door to:

### ENTRANCE HALL

4'6 x 3'8 (1.37m x 1.12m)

Radiator. Wooden Flooring.

### GROUND FLOOR W.C

3'7 x 3'3 (1.09m x 0.99m)

Front aspect uPVC double glazed window. Low level W.C. Corner wash hand basin. Radiator. Tiled floor.

### LOUNGE/DINER

24 x 9 (7.32m x 2.74m)

Front aspect uPVC double glazed window. Radiator. Understairs storage cupboard. Stairs to first floor. Open to kitchen. Open to:

### SITTING ROOM

16 x 10 (4.88m x 3.05m)

Rear aspect sliding patio door to garden. Wooden flooring. Two Radiators.

### KITCHEN

10'3 x 7 (3.12m x 2.13m)

Side aspect uPVC double glazed window. Range of white high gloss wall and base mounted units with worksurfaces and tiled splashbacks. Integrated dishwasher and washing machine. Built in double electric oven. Four ring gas hob with extractor canopy over. Recessed ceiling spotlights. Tiled floor. Space for fridge / freezer.

### FIRST FLOOR LANDING

Access to loft. Airing cupboard and cupboard housing wall mounted gas boiler. Radiator

### BEDROOM ONE

11'8 x 11'7 max (3.56m x 3.53m max)

Rear aspect uPVC double glazed window. Radiator.

### BEDROOM TWO

12'4 x 9'9 (3.76m x 2.97m)

Front aspect uPVC double glazed window. Built in cupboard. Radiator.

### BEDROOM THREE

9'3 x 7 (2.82m x 2.13m)

Front aspect uPVC double glazed window. Radiator.

### SHOWER ROOM / W.C

9 x 5 (2.74m x 1.52m)

Rear aspect uPVC double glazed window. Large walk in shower. Low level W.C. Wash hand basin with drawer unit below. Chrome heated towel rail. Recessed ceiling spotlights.

### OUTSIDE

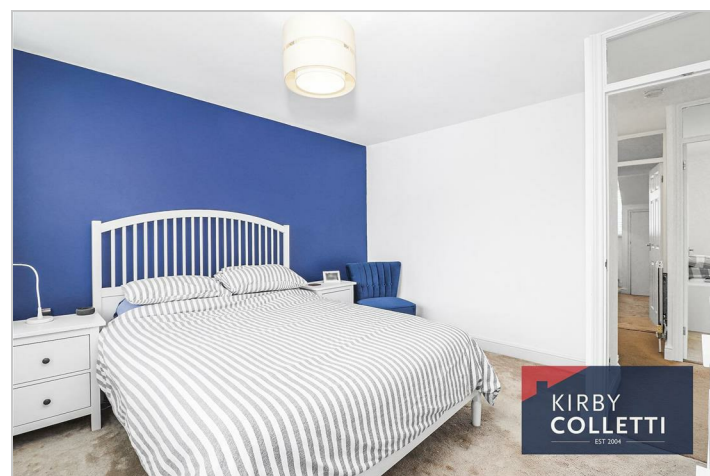
### GARAGE

### FRONT GARDEN

Driveway providing off street parking for one car. Remainder laid to lawn.

### REAR GARDEN

Paved patio to front and rear. Remainder laid to lawn. 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.

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Energy Efficiency Graph

