



Janus, 10 Riverside Avenue

Broxbourne, EN10 6QZ

Offers In The Region Of £950,000



*** Chain Free*** KIRBY COLLETTI are delighted to offer this FOUR BEDROOM CHALET STYLE DETACHED HOUSE which has an 85ft rear garden backing onto the River Lea with mooring rights.

Situated in one of Broxbourne's premier roads the property benefits from being within a short walk to local shops, Pubs/Restaurants and a 12 minute walk to Broxbourne's Railway Station with its excellent service into London. Also, within the catchment for excellent schools for all ages.

The property requires some cosmetic updating and includes Lounge, Kitchen, Two Bedrooms with views over the garden and River Lea, Re Fitted Bath/Shower/W.C. Gas Heating to Radiators, Ground Floor W.C. Garage and Parking For several Cars.

- **CHAIN FREE**
- **MOORING RIGHTS**
- **CONSERVATORY**
- **FOUR BEDROOM CHALET STYLE DETACHED HOUSE**
- **19ft LOUNGE/DINER**
- **INTEGRAL GARAGE AND DRIVEWAY PROVIDING PARKING FOR SEVERAL CARS**
- **85ft WEST FACING GARDEN BACKING ONTO THE RIVER LEA**
- **KITCHEN**
- **SHORT WALK TO BROXBOURNE TRAIN STATION**



ACCOMMODATION

uPVC Double glazed front door to:

ENTRANCE LOBBY

5'8 x 4'2 (1.73m x 1.27m)

Glazed door to:

ENTRANCE HALL

13'2 x 8'9 max (4.01m x 2.67m max)

Stairs to first floor with under stairs storage cupboard. Radiator. Coved ceiling. Telephone point.

CLOAKROOM

5'10 x 3'4 (1.78m x 1.02m)

Side aspect uPVC double glazed windows. Coloured suite comprising low level W.C. Wash hand basin. Walls fully tiled.

LOUNGE/DINING ROOM

19'10 x 19'9 max (6.05m x 6.02m max)

Front aspect uPVC double glazed bay window. Rear aspect uPVC double glazed window. Double glazed sliding patio door to conservatory. Feature fireplace with inset fire. Two double radiators and single radiator. TV point. Coved ceiling.

uPVC DOUBLE GLAZED CONSERVATORY

17'4 x 11'3 (5.28m x 3.43m)

Rear aspect uPVC double glazed windows and doors to rear garden. Laminate flooring.

KITCHEN

11'10 x 10'11 (3.61m x 3.33m)

Rear aspect uPVC double glazed windows and uPVC double glazed door to side pedestrian access and rear garden. Range of wall and base mounted units with rolled edge surfaces over. Breakfast bar. Inset double bowl composite single drainer sink unit with mixer tap over. Built in gas five ring hob with extractor hood over. Space for tumble dryer. Space for fridge freezer. Cupboard housing gas central heating boiler. Walls fully tiled.

FIRST FLOOR LANDING

Front aspect uPVC double glazed window. Loft access.

BEDROOM ONE

15'4 x 13'7 (4.67m x 4.14m)

Front aspect uPVC double glazed window. Double radiator. Range of fitted wardrobes to one wall with matching bedroom furniture.

BEDROOM TWO

12'2 max x 11'6 (3.71m max x 3.51m)

Rear aspect uPVC double glazed window with views over garden and River Lea. Radiator. Fitted wardrobes to one wall and matching bedroom furniture.

BEDROOM THREE

11 max x 11'4 (3.35m max x 3.45m)

Rear aspect uPVC double glazed window with views over garden and River Lea. Radiator. Fitted wardrobes to one wall with matching bedroom furniture. Built in hanging wardrobe cupboard.

BEDROOM FOUR

12'2 x 8'6 (3.71m x 2.59m)

Front aspect uPVC double glazed window. Radiator. Fitted wardrobes to one wall.

Re-FITTED BATHROOM/SHOWER ROOM

8'4 x 7'3 (2.54m x 2.21m)

Rear aspect uPVC double glazed window. White suite comprising panelled bath with mixer tap and shower attachment. Wash hand basin with mixer tap over and draw unit below. Low level W.C. Shower cubicle.

OUTSIDE

REAR GARDEN

85ft West Facing. Paved patio area with remainder laid to lawn and direct access onto River Lea with the benefits of Mooring rights. Two side pedestrian accesses. Outside tap.

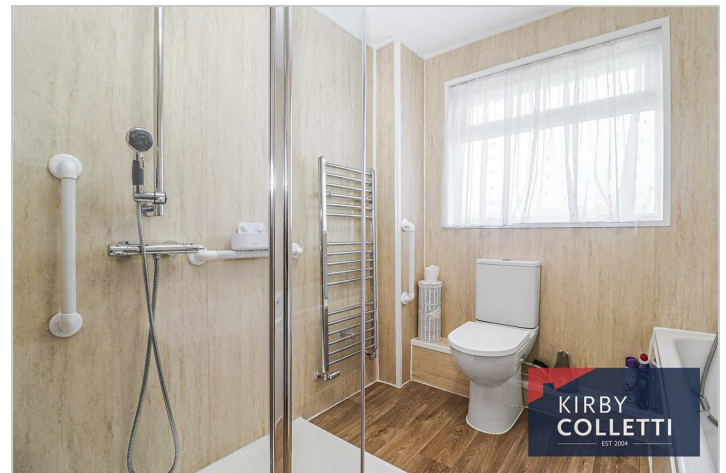
FRONT GARDEN

Block paved driveway providing off street parking for several vehicles.

INTEGRAL GARAGE

17'8 x 9'1 (5.38m x 2.77m)

Electric up and over door. Power and light connected. Water tap.



Road Map



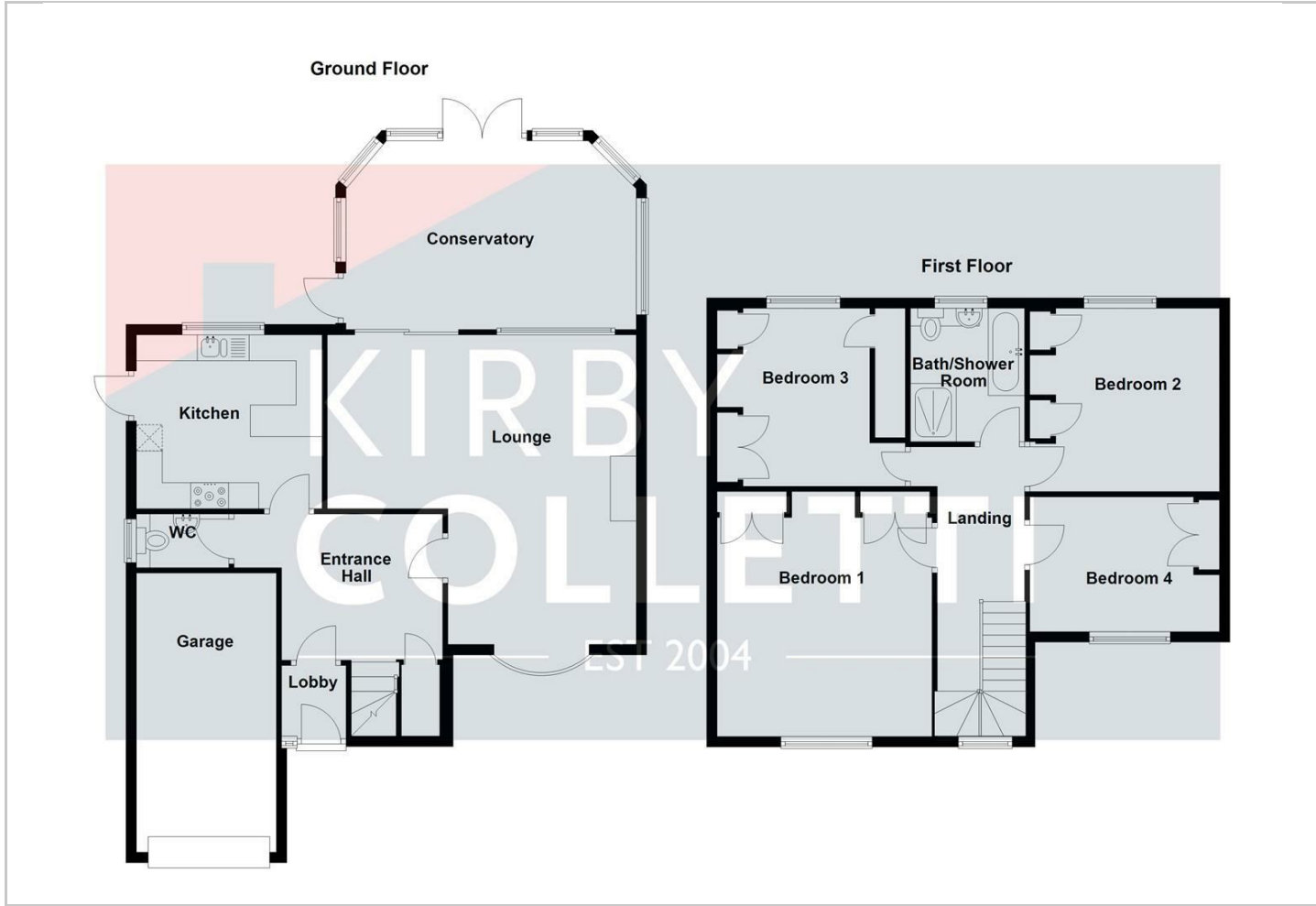
Hybrid Map



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph

