

KIRBY
COLLETTI

EST 2004

Woodbury Church Lane, Broxbourne, EN10 7QF

Price Guide £1,250,000

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- CHAIN FREE
- HALF AN ACRE GROUNDS WITH FURTHER 1 AND HALF ACRE Paddock TO REAR
- 17ft KITCHEN/BREAKFAST ROOM
- EN-SUITE SHOWER ROOM
- FANTASTIC OPPORTUNITY FOR EXTENDING SUBJECT TO PLANNING
- INDIVIDUAL FOUR BEDROOM DETACHED HOUSE
- FOUR RECEPTION ROOMS
- UTILITY ROOM
- BATHROOM/W.C
- SHORT DRIVE TO BROXBOURNE RAILWAY STATION

KIRBY COLLETTI are delighted to bring to market this individually designed and built property. This being the first time the property is being offered for sale since being built in 1963 by the present owners family.

This Four Bedroom Detached home currently has accommodation of approx. 1800 sq ft and offers immense potential for redevelopment/extending (STPP) as it sits on a half an acre of grounds with further 1.5 Acre Paddock adjoining to the rear. Located along this semi rural lane boasting uninterrupted views over the countryside, the property is ideal for equestrian enthusiasts as situated short ride to excellent hacking in Woodlands. Yet within short drive to drive to all amenities including Hertfordshire Golf & Country Club, Excellent Schooling and Broxbourne's Railway Station with its frequent service into London.

Some of the many features include Four Reception Rooms, Kitchen/Breakfast Room, Utility Room, Ground Floor W.C, En Suite Shower Room, Family Bathroom, Ample Parking And Garage to Front.



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ACCOMMODATION

ENTRANCE PORCH	11'6 x 6'9 (3.51m x 2.06m)
RECEPTION HALL	15'4 x 5'10 (4.67m x 1.78m)
GROUND FLOOR W.C	5'11 x 2'8 (1.80m x 0.81m)
LOUNGE	17'2 x 12'6 (5.23m x 3.81m)
DINING ROOM	11'5 x 9'10 (3.48m x 3.00m)
SITTING ROOM	13'3 x 8'2 (4.04m x 2.49m)
KITCHEN/BREAKFAST ROOM	17'4 x 9'1 (5.28m x 2.77m)
REAR LOBBY	3'9 x 3'8 (1.14m x 1.12m)
UTILTY ROOM	9'1 x 7'7 (2.77m x 2.31m)
STUDY	8'5 x 6'6 (2.57m x 1.98m)
LANDING	15'2 x 5'11 (4.62m x 1.80m)



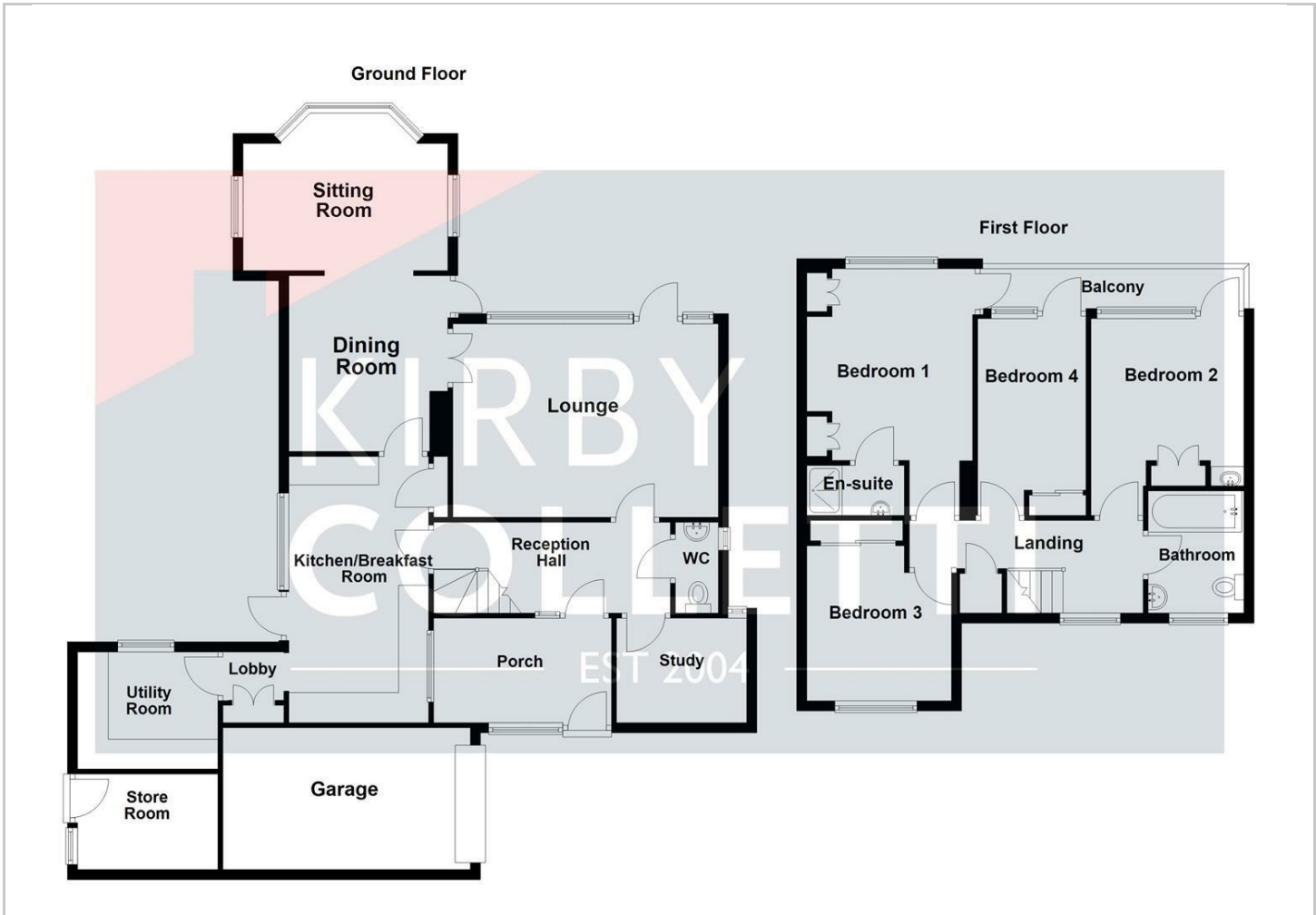
BEDROOM ONE 15'10 max x 10'8 (4.83m max x 3.25m)
EN SUITE SHOWER ROOM 5'10 x 3 (1.78m x 0.91m)
BEDROOM TWO 12'6 max x 10 (3.81m max x 3.05m)
BEDROOM THREE 9'1 x 8'7 (2.77m x 2.62m)
BEDROOM FOUR 12'8 x 6'10 (3.86m x 2.08m)
BATHROOM/W.C 7'10 x 6'3 (2.39m x 1.91m)
OUTSIDE
FRONT GARDEN
REAR GARDEN
SEPARATE PADDOCK





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Floor Plans

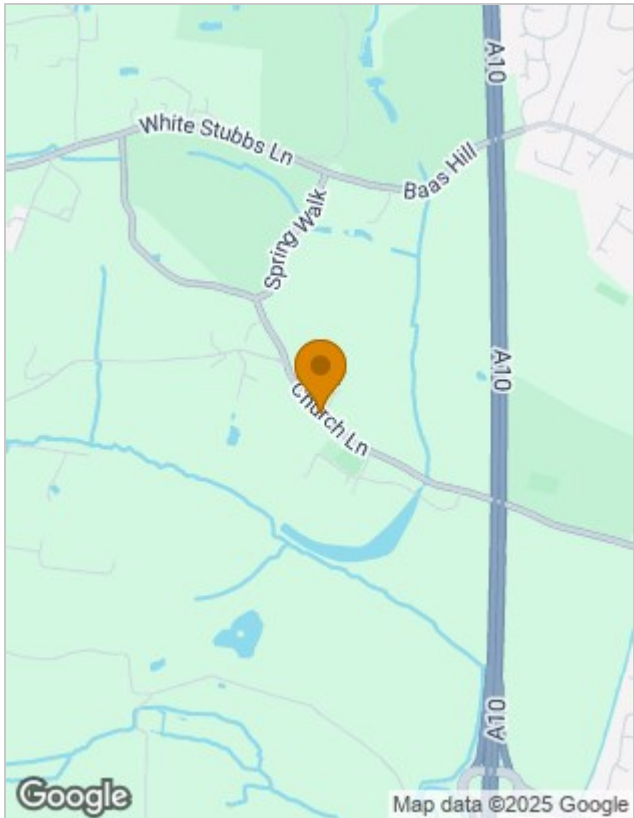


Viewing

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.

Location Map



Energy Performance Graph

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
	62	73	