

**KIRBY
COLLETTI**
EST 2004



65 Woodstock Road, Broxbourne, EN10 7PD

Price £850,000

**KIRBY
COLLETTI**
EST 2004



65 Woodstock Road

Broxbourne, EN10 7PD

- CHAIN FREE
- EXCELLENT POTENTIAL FOR FURTHER EXTENSION (STPP)
- 17ft KITCHEN/BREAKFAST ROOM
- GROUND FLOOR W.C
- HIGHLY REGARDED LOCATION
- EXTENDED FOUR BEDROOM DETACHED HOUSE
- THREE RECEPTION ROOMS
- RE FITTED SHOWER ROOM
- MATURE & SECLUDED REAR GARDEN
- CATCHMENT FOR OUTSTANDING SCHOOLING

OFFERED CHAIN FREE!!! We are delighted to bring to market this well presented EXTENDED FOUR BEDROOM DETACHED HOUSE situated in a cul de sac within this highly regarded location. Conveniently located within a short walk to outstanding schooling, Hoddesdon Town Centre, Barclay Park and Broxbourne Railway Station. The property offers excellent potential for further extensions subject to the usual planning consents.

Some of the many features include 21ft Lounge, Dining Room, Sitting Room, 17ft Kitchen/Breakfast Room, Re- Fitted Shower Room, Ground Floor W.C. 50ft x 40ft Secluded Rear Garden, 36ft Integral Garage and Block Paved Drive Providing Parking Numerous Cars.

Price £850,000



ACCOMMODATION

RECEPTION HALL 21'2 x 5'10 (6.45m x 1.78m)

GROUND FLOOR W.C. 5'10 x 4'8 (1.78m x 1.42m)

LOUNGE 21'2 x 11 (6.45m x 3.35m)

DINING ROOM 14'2 x 12 (4.32m x 3.66m)

SITTING ROOM 17'10 x 8'3 (5.44m x 2.51m)

KITCHEN/BREAKFAST ROOM
17'7 x 13'4 max (5.36m x 4.06m max)

FIRST FLOOR LANDING

BEDROOM 1 13'3 max x 12'7 (4.04m max x 3.84m)

BEDROOM 2 11'2 x 10'6 (3.40m x 3.20m)

BEDROOM 3 12'8 x 8'2 (3.86m x 2.49m)

BEDROOM 4 10'6 x 8'2 (3.20m x 2.49m)





**KIRBY
COLLETTI**
EST 2004

RE FITTED SHOWER ROOM/W.C

OUTSIDE

REAR GARDEN

50 wide x 40 deep (15.24m wide x 12.19m deep)

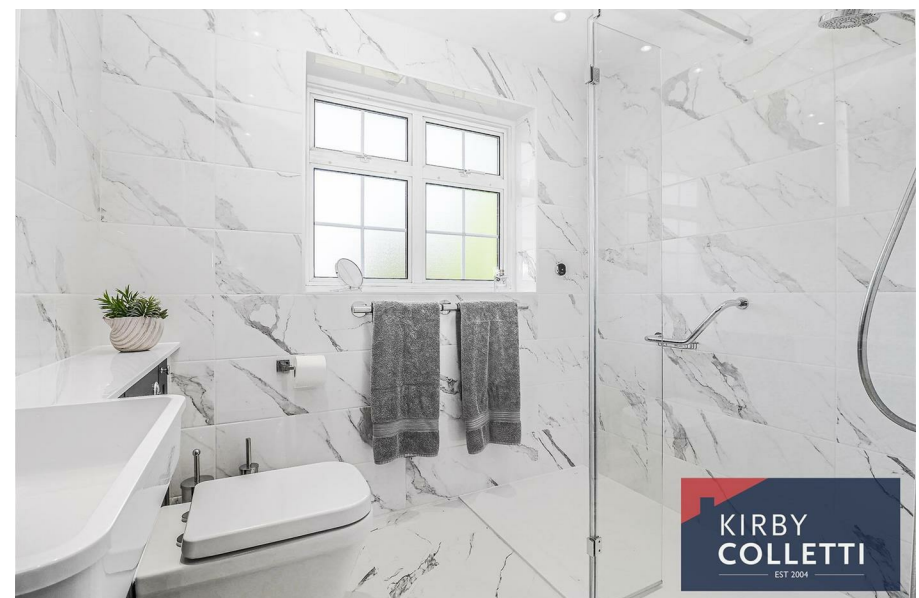
FRONT GARDEN

INTEGRAL GARAGE

36'9 x 11'10 (11.20m x 3.61m)



**KIRBY
COLLETTI**
EST 2004

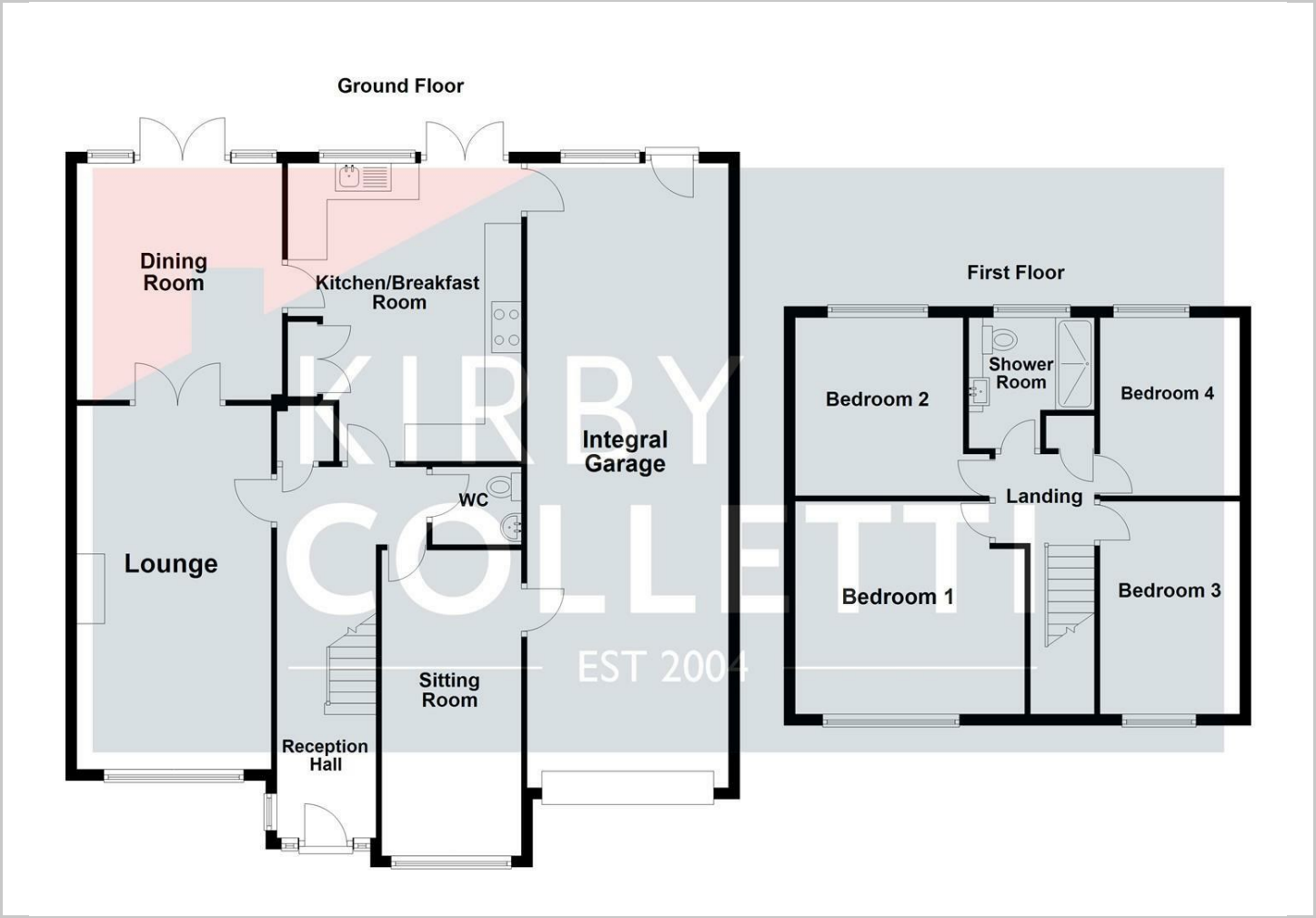


**KIRBY
COLLETTI**
EST 2004



**KIRBY
COLLETTI**
EST 2004

Floor Plans



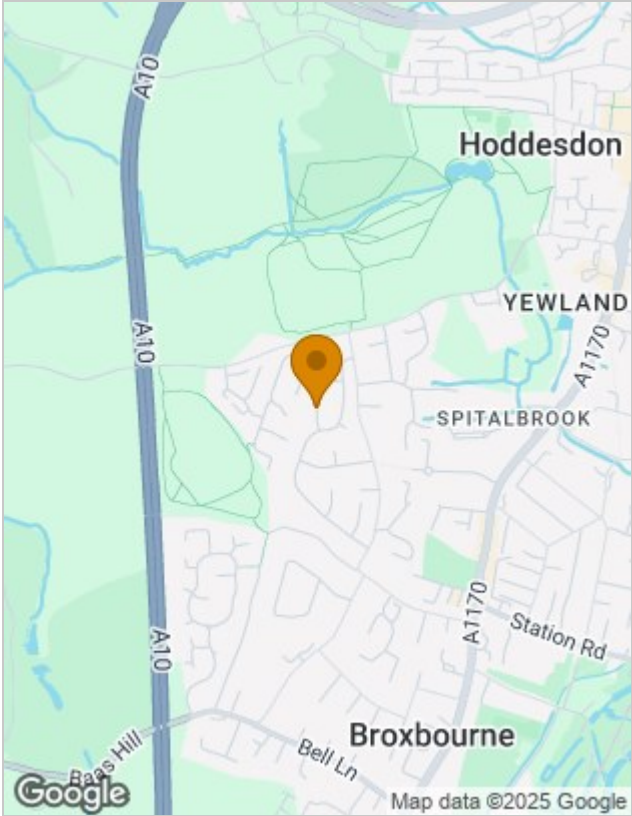
Viewing

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.

64 High Street, Hoddesdon, Hertfordshire, EN11 8ET
Tel: 01992471888 Email: homes@kirbycolletti.co.uk <https://www.kirbycolletti.co.uk>

Location Map



Energy Performance Graph

