



1 Church View

Broxbourne, EN10 7AB

Price £589,995



**** CHAIN FREE **** Kirby Colletti are delighted to market this WELL PRESENTED THREE BEDROOM TOWN HOUSE located in the heart of Broxbourne with views to front overlooking the green and a short stroll to Local Shops/Restaurants, Schools for all ages, River Lea, Broxbourne Sports Club and Broxbourne's Railway Station with its excellent service into London.

The property features a Fitted Kitchen with access onto rear garden, 15ft Sitting Room, 14ft Lounge with Balcony, Ground Floor W.C, Bathroom/W.C Plus Bath/Shower Room, Approximately 46ft West Facing Garden, Off Street Parking plus Double Garage.

- No Upward Chain
- Lounge with Overlooking Park
- Cloakroom
- Close To Station & Shops
- End Terraced Town House
- Sitting Room Overlooking Park
- Bathroom
- Three Bedrooms
- Kitchen
- Double Garage



ACCOMODATION

uPVC double glazed front door to:

ENTRANCE PORCH

6'1 x 2'5 (1.85m x 0.74m)

Storage cupboard. Door to:

ENTRANCE HALL

14'9 x 6'2 max (4.50m x 1.88m max)

Stairs to first floor. Radiator. Laminate flooring. Door to:

CLOAKROOM

6'8 x 2'10 (2.03m x 0.86m)

Front aspect window. White suite comprising low level W.C with concealed cistern. Wash hand basin. Towel rail. Laminate flooring.

SITTING ROOM

15 x 7'10 (4.57m x 2.39m)

Front aspect uPVC double glazed window. Two radiators. TV point.

KITCHEN

14'2 x 9'5 (4.32m x 2.87m)

Rear aspect uPVC double glazed doors to rear garden. Range of wall and base mounted high gloss units. Breakfast bar with inset sink unit and mixer tap over. Built in gas four ring hob. Extractor hood over. Built in oven below. Plumbing for washing machine. Space for American style fridge freezer. Column radiator.

FIRST FLOOR LANDING

Access to Lounge.

LOUNGE

19'1 max x 14'4 (5.82m max x 4.37m)

Front aspect uPVC double glazed windows and uPVC doors to balcony. Two radiators. TV point. Wooden flooring. Stairs to 2nd floor.

BEDROOM THREE

9'4 x 8'3 (2.84m x 2.51m)

Rear aspect uPVC double glazed window. Radiator.

BATHROOM

6'8 x 5'8 (2.03m x 1.73m)

Rear aspect uPVC double glazed window. White Suite comprising panelled bath with mixer tap and shower attachment over. Pedestal wash hand basin. Low level WC. Heated towel rail. Fully tiled walls.

2ND FLOOR LANDING

Loft access. Wooden flooring. Door to:

BEDROOM ONE

14'3 x 12'5 (4.34m x 3.78m)

Front aspect uPVC double glazed window. Radiator. Wooden flooring.

BEDROOM TWO

15'5 x 7'9 (4.70m x 2.36m)

Rear aspect uPVC double glazed window. Radiator. Wooden flooring.

BATH/SHOWER ROOM

5'9 x 6'2 (1.75m x 1.88m)

Rear aspect uPVC double glazed window. White suite comprising panelled bath. Low level W.C. Wash hand basin. Shower cubicle. Heated towel rail. Walls fully tiled. Wooden flooring.

EXTERIOR

REAR GARDEN

46 x 36ft Approx. Block paved patio area. Remainder laid to lawn. Shrub border. Access to rear of garage. Water tap. Outside light.

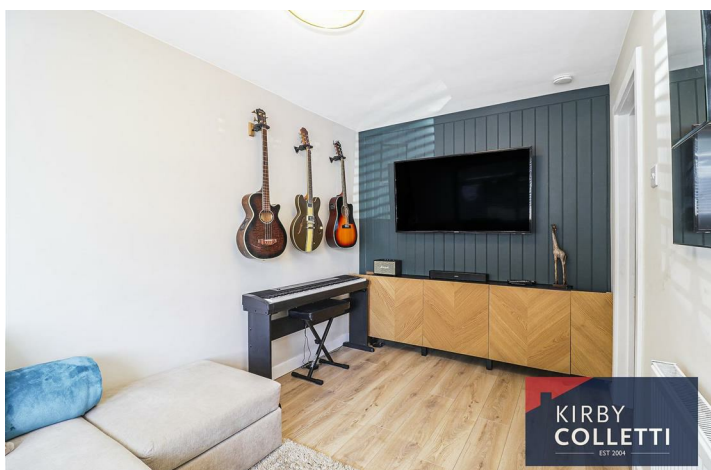
GARAGE

16'3 x 12'4 (4.95m x 3.76m)

Up and over door. Light and power connected.

FRONT GARDEN

Tarmac driveway providing off street parking.



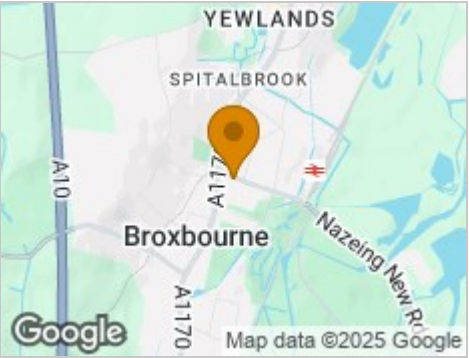
Road Map



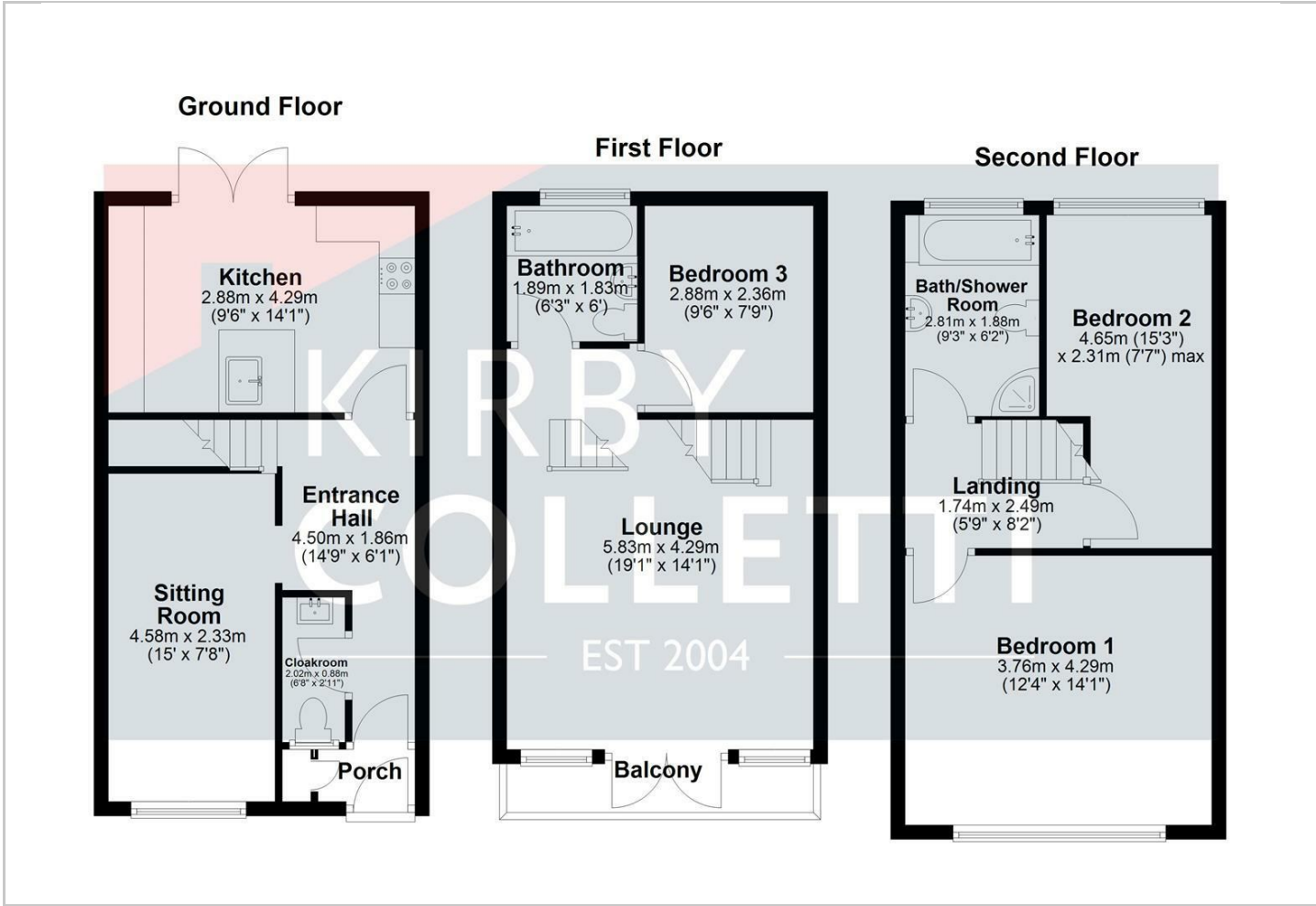
Hybrid Map



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

