



15 Badgers Walk

Broxbourne, EN10 7FU

Price £559,950



CHAIN FREE!! KIRBY COLLETTI are delighted to present this SUPERB THREE BEDROOM HOUSE situated on the sought after Scholars Development which was recently built in 2024 by the highly regarded CHASE HOMES.

Located moments away from The Broxbourne School and a short walk to Local Shops, Pubs/Restaurants, Broxbourne Railway Station. Also conveniently positioned within a short drive to A10/M25 Road links.

Some of the many features include Impressive Reception Hall, 14ft Lounge, Ground Floor W.C, Quality Fitted Kitchen/Diner with Integrated Appliances, Luxury Bathroom, En Suite Shower Room, Underfloor Heating To The Ground Floor, 43ft South/East Facing Garden and Parking For 2 Cars To Front.

- CHAIN FREE
- STUNNING THREE BEDROOM HOME BUILT IN 2024
- LOUNGE
- FITTED KITCHEN/DINER WITH INTEGRATED APPLIANCES
- EN SUITE SHOWER ROOM/WC.
- LUXURY BATHROOM
- 43ft SOUTH EAST FACING GARDEN
- HIGHLY REGARDED DEVELOPMENT
- uPVC DOUBLE GLAZING
- GAS HEATING TO RADIATORS



ACCOMMODATION

Entrance door to:

RECEPTION HALL

Vinyl wood effect flooring. Recessed ceiling spotlights. Smoke alarm. Understairs storage cupboard. Cloaks cupboard. Underfloor heating thermostat.

GROUND FLOOR W.C.

6'8 x 4'4 (2.03m x 1.32m)

Toilet with concealed cistern. Wall mounted wash hand basin with drawer unit under. Recessed ceiling spotlights. Extractor fan.

LOUNGE

14'4 x 10'7 (4.37m x 3.23m)

Front aspect uPVC double glazed window. Underfloor heating thermostat.

KITCHEN/BREAKFAST ROOM

16'7 x 12'10 max (5.05m x 3.91m max)

Rear aspect uPVC double glazed double doors to garden and full height windows. Range of light Grey 'Shaker' styled wall and base units with stone worksurfaces over and inset sink unit. Built in SIEMENS electric double oven. SIEMENS induction hob with extractor canopy over. Integrated dishwasher. Integrated washing machine. Integrated fridge/freezer. Recessed ceiling spotlights. Underfloor heating thermostat.

FIRST FLOOR LANDING

Airing cupboard.

BEDROOM 1

15'4 x 9 (4.67m x 2.74m)

Rear aspect uPVC double glazed window. Mirror fronted sliding door wardrobes. Radiator. Door to:

EN SUITE SHOWER ROOM

7'4 x 5 (2.24m x 1.52m)

Rear aspect uPVC double glazed window. Fully tiled shower cubicle. Toilet with concealed cistern. Wall mounted wash basin with drawer unit under. Tiled floor. Recessed ceiling spotlights. Extractor fan. Chrome heated towel rail.

BEDROOM 2

13'11 max x 8'11 (4.24m max x 2.72m)

Front aspect uPVC double glazed window. Radiator.

BEDROOM 3

9'3 x 8'1 (2.82m x 2.46m)

Front aspect uPVC double glazed window. Radiator. Built in wardrobe recess.

LUXURY BATHROOM

7'5 x 6'5 (2.26m x 1.96m)

Panel enclosed bath with mixer tap and separate shower unit, glazed screen and tiled surround. Toilet with concealed cistern Wall mounted wash hand basin with drawer unit under. Recessed ceiling spotlights. Extractor fan. Chrome heated towel rail.

OUTSIDE

REAR GARDEN

Approx. 43ft deep. South/East Facing. Paved patio with remainder laid to lawn enclosed by panelled fencing. Pedestrian rear access.

FRONT GARDEN

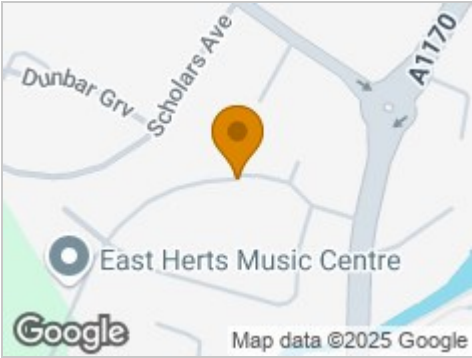
Block paved drive providing parking for 2 cars.

AGENTS NOTES

Estate Management Charge Approx. £300 per year.



Road Map



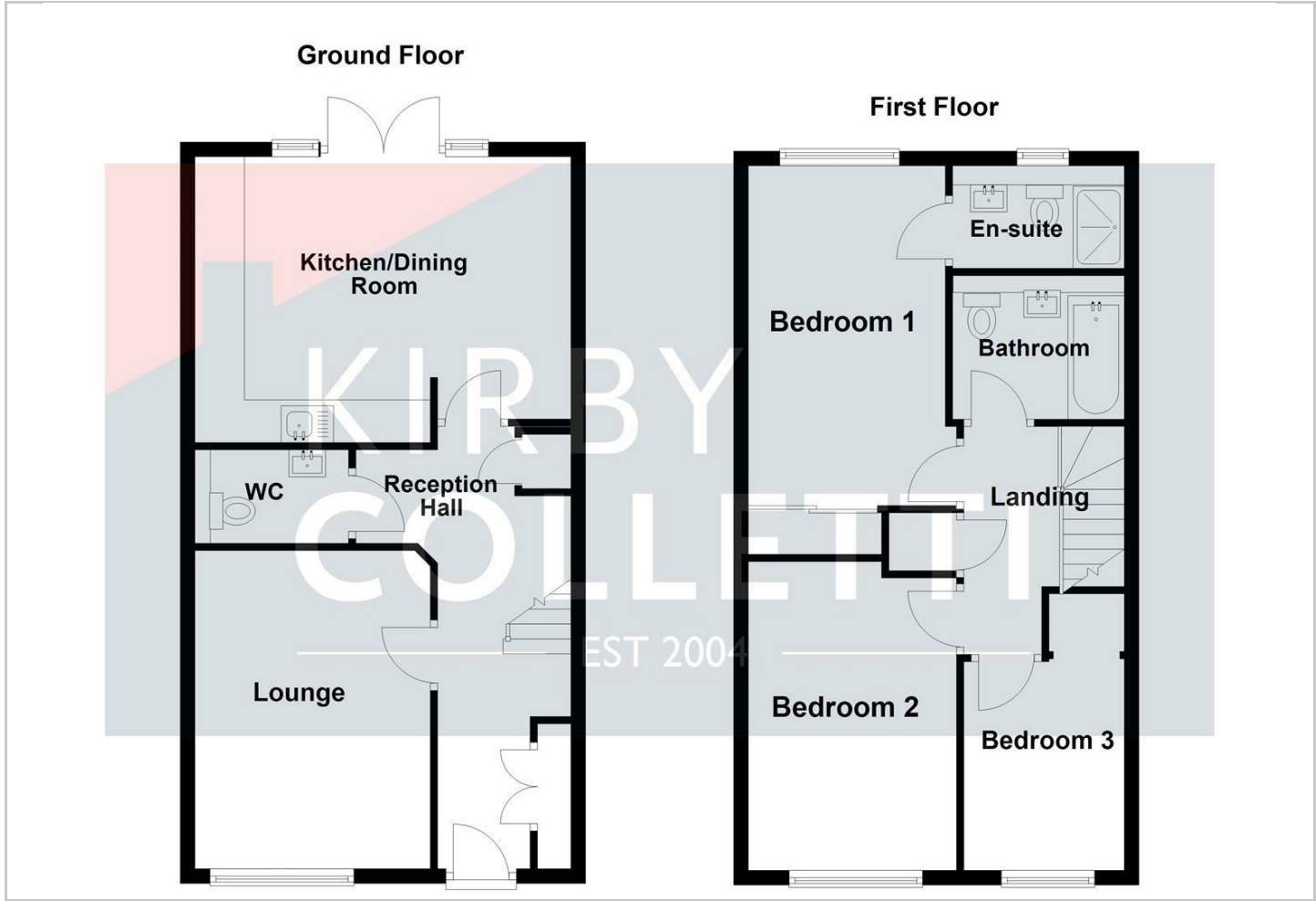
Hybrid Map



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

