

**KIRBY
COLLETTI**
EST 2004



12 Priest Osiers, Broxbourne, EN10 7FD

Price £930,000

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- Immaculate Five Bedroom Detached House
- Re-fitted Kitchen/Dining Room
- Cloakroom
- Re-Fitted Family Bathroom
- Landscaped Garden
- Lounge
- Study
- Re-Fitted En Suite Shower Room
- Re-Fitted Shower Room
- Gated Front Garden

Nestled in the desirable area of Broxbourne, this stunning detached house offers an exceptional living experience. Spanning an impressive 1,844 square feet, the property boasts five spacious bedrooms, making it ideal for families or those seeking extra room for guests or a home office.

Upon entering, you will be greeted by two elegantly designed reception rooms, perfect for entertaining or relaxing with loved ones. The heart of the home is undoubtedly the re-fitted kitchen and dining room, which provides a modern and stylish space for culinary creations and family gatherings. The property also features three well-appointed bathrooms, ensuring convenience for all residents.

The exterior of the home is equally impressive, with beautifully landscaped gardens that offer a serene outdoor retreat. The gated front garden adds an extra layer of privacy and security, making it a perfect haven for children and pets to play. Additionally, the property provides ample parking for up to six vehicles, a rare find in this sought-after location.

Built from the year 2000 onwards, this immaculately presented home combines contemporary living with practical features, making it a wonderful choice for those looking to settle in a vibrant community. With its generous space, modern amenities, and attractive outdoor areas, this property is not to be missed.



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ACCOMMODATION

ENTRANCE HALL

17'11 x 6'10 max (5.46m x 2.08m max)

CLOAKROOM

5'5 x 3'1" (1.65m x 0.94m")

LOUNGE

21'9 x 11 (6.63m x 3.35m)

STUDY

10'10 x 7'10 (3.30m x 2.39m)

RE-FITTED KITCHEN/DINING ROOM

26'9 x 14'11 max narrowing to 9'11 (8.15m x 4.55m max narrowing to 3.02m)

FIRST FLOOR LANDING

13'5 x 5'9 (4.09m x 1.75m)

BEDROOM ONE

14'7 x 10'3 (4.45m x 3.12m)

RE-FITTED SHOWER ROOM

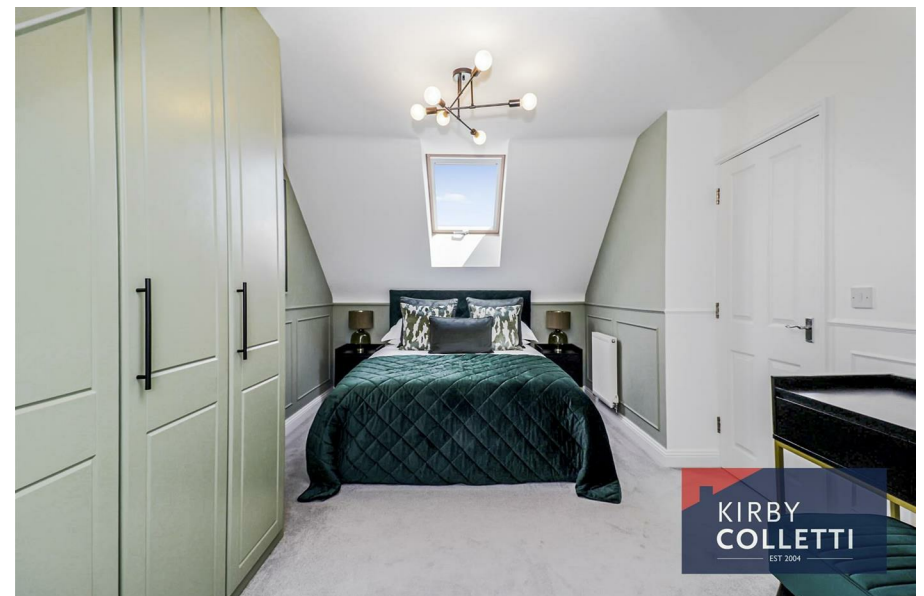
9'2 x 7 max (2.79m x 2.13m max)

BEDROOM TWO

11'3 x 10 (3.43m x 3.05m)



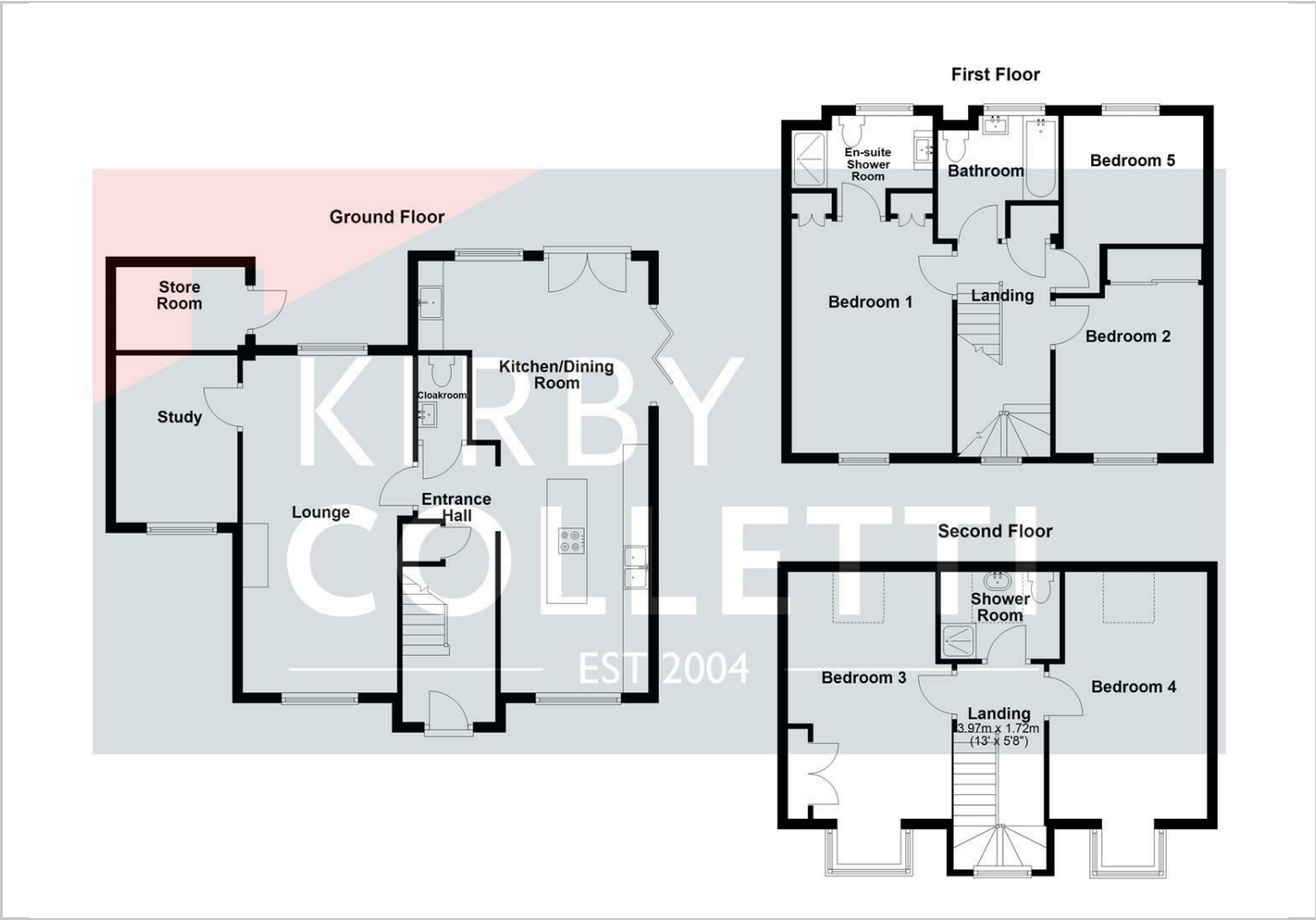
BEDROOM THREE 11'5 x 9'4 (3.48m x 2.84m)
Family Bathroom 8'1" x 7'5" max (2.46m" x 2.26m" max)
2ND FLOOR LANDING 12'6 x 5'10 (3.81m x 1.78m)
BEDROOM FOUR 16'4 max x 10'5 (4.98m max x 3.18m)
BEDROOM FIVE 16'5 max x 10 (5.00m max x 3.05m)
RE-FITTED SHOWER ROOM 7'5 x 5'8 (2.26m x 1.73m)
OUTSIDE
REAR GARDEN
STORE ROOM 8'6 x 5'2 (2.59m x 1.57m)
FRONT GARDEN





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Floor Plans

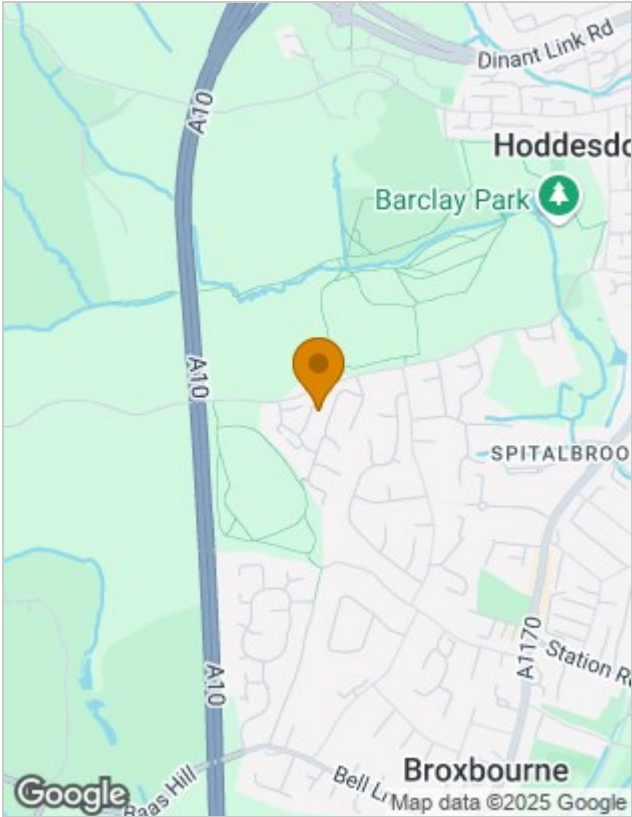


Viewing

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

