



58 Buryholme

Broxbourne, EN10 6PE

Offers In Excess Of £499,995



**** CHAIN FREE **** AN EXTENDED THREE/FOUR BEDROOM SEMI DETACHED HOUSE Located in a this sought after location within easy access to Local Schools, Shops, Lea Valley Regional Park, Broxbourne Railway Station with its excellent service into London Liverpool Street and Local Amenities.

Some of the many features include a Spacious Lounge, Dining Room, Kitchen/Breakfast Room, Downstairs Cloakroom, Bathroom/W.C, uPVC Double Glazing, Gas Central Heating, Private Garden and Driveway providing off Street Parking.

- CHAIN FREE
- 3/4 BEDROOM SEMI DETACHED HOME
- 17ft LOUNGE
- DINING ROOM
- KITCHEN/BREAKFAST ROOM
- GROUND FLOOR W.C
- CATCHMENT FOR EXCELLENT SCHOOLS
- SOUGHT AFTER LOCATION
- REAR GARDEN
- DRIVEWAY AND PARKING



ACCOMMODATION

ENTRANCE HALL

Door to Downstairs W.C. Door to Dining Room. Understairs storage cupboard. Stairs to first floor.

GROUND FLOOR W.C

4'2 x 3'8 (1.27m x 1.12m)

Front aspect window. Low level W.C. Wash hand basin. Radiator. Tiled floor.

DINING ROOM

12'1 x 8'6 (3.68m x 2.59m)

Front aspect uPVC full height double glazed window. Radiator. Door to Bedroom Four. Double. Doors to Lounge.

BEDROOM FOUR

15'7 x 8'1 (4.75m x 2.46m)

(ORIGINALLY A GARAGE) Front aspect uPVC double glazed window. Radiator.

LOUNGE

17 x 11'2 (5.18m x 3.40m)

Double doors to Kitchen. Two radiators. Feature fireplace.

KITCHEN/BREAKFAST ROOM

17 x 10'2 (5.18m x 3.10m)

Rear aspect uPVC double glazed window and door to rear garden. Range of shaker style wall and base mounted units with rolled edge worksurfaces over. Stainless steel sink unit with mixer tap over. Two Ovens. Electric hob with extractor fan over. Space for American style fridge/freezer. Integrated dishwasher. Tiled floor. Radiator. Recessed ceiling spotlights.

FIRST FLOOR LANDING

Airing cupboard.

BEDROOM ONE

11'8 x 11'6 max (3.56m x 3.51m max)

Rear aspect uPVC double glazed window. Built in wardrobe and draw unit.

BEDROOM TWO

12'5 x 10 (3.78m x 3.05m)

Front aspect uPVC double glazed window. Storage cupboard. Radiator.

BEDROOM THREE

9'2 x 6'8 (2.79m x 2.03m)

Front aspect uPVC double glazed window. Radiator.

BATHROOM/W.C

8'10 x 5 (2.69m x 1.52m)

Rear aspect uPVC double glazed window. Panel enclose bath with shower attachment and shower screen. Low level W.C. Wash hand basin. Chrome heated towel rail. Tiled floor.

OUTSIDE

REAR GARDEN

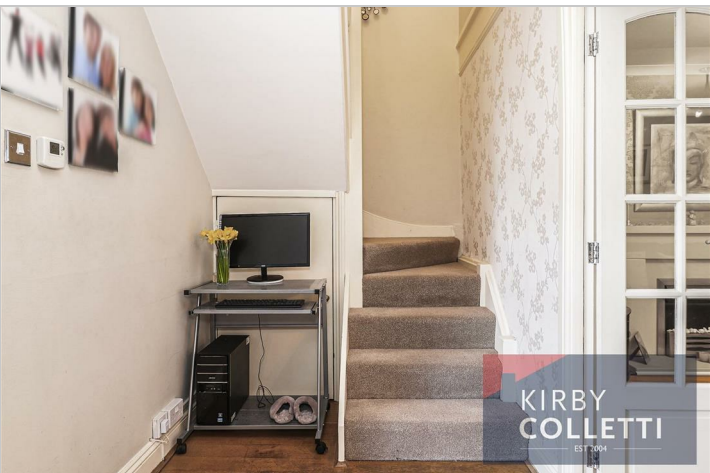
Paved patio with step up to decking area. Shed. Side pedestrian access. Artificial grass. Enclosed by panelled fencing.

FRONT GARDEN

Off street parking for two cars.

AGENT NOTE

Please note these photos were taken prior to the tenant moving in.



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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph

