

**KIRBY
COLLETTI**
EST 2004



159 High Road, Broxbourne, EN10 7BT

Price £1,199,995

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- FIVE BEDROOM DETACHED FAMILY HOME
- TWO RECEPTION ROOMS
- UPVC DOUBLE GLAZING AND GAS CENTRAL HEATING
- GATED DRIVEWAY PROVIDING OFF STREET PARKING
- WALK DISTANCE TO BROXBOURNE RAILWAY STATION
- 24ft KITCHEN/DINING ROOM AND SEPARATE UTILITY ROOM
- EN-SUITE BATH/SHOWER TO BEDROOM ONE
- SECLUDED REAR GARDEN
- TWO GARAGES AND TWO CAR PORTS
- CATCHMENT FOR EXCELLENT SCHOOLS

KIRBY COLLETTI are delighted to offer this IMPRESSIVE FIVE BEDROOM EXTENDED DETACHED FAMILY HOME. Nestled off the prestigious High Road in Broxbourne, a perfect blend of space, comfort, and modern living. Spanning an expansive 3,233 square feet the property is within walking distance to Broxbourne Railway Station, Local Shops, Restaurants and Catchment for Excellent schooling.

Offering A generous plot of over a Quarter of an Acre, Two generous Reception Rooms, ideal for both entertaining guests and enjoying family time, Stunning 24ft Kitchen/Diner with a separate Utility room, Ground Floor Cloak/Shower Room, En-suite to Bedroom One, Family Bath/Shower Room, Double Garage, Two Car Ports and Gated driveway providing parking for Several Cars.



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ACCOMMODATION

ENTRANCE HALL 13'9 x 9' 4 (4.19m x 2.74m 1.22m)

CLOAKS/SHOWER ROOM 8'8 x 7'4 (2.64m x 2.24m)

STUDY 15'11 x 7 (4.85m x 2.13m)

LOUNGE 25'4 x 19'9 (7.72m x 6.02m)

KITCHEN/DINING ROOM
24'11 x 22'4 max (7.59m x 6.81m max)

UTILITY ROOM 7'1 x 6'4 max (2.16m x 1.93m max)

LANDING

BEDROOM ONE
15'9 into wardrobe x 14'1 (4.80m into wardrobe x 4.27m 0.30m)

EN-SUITE BATH/SHOWER ROOM
10'5 x 9'3 (3.18m x 2.82m)



BEDROOM TWO 15'6 x 14'1 max (4.72m x 4.29m max)

EN SUITE BATHROOM 10'2 x 5'5 (3.10m x 1.65m)

BEDROOM THREE 11'10 x 11'4 (3.61m x 3.45m)

BEDROOM FOUR 11'11 x 11'1 (3.63m x 3.38m)

BEDROOM FIVE
11'10 into wardrobes x 9'2 max (3.61m into wardrobes x 2.79m max)

FAMILY BATH/SHOWER ROOM
10'2 x 8'9 (3.10m x 2.67m)

OUTSIDE

FRONT GARDEN

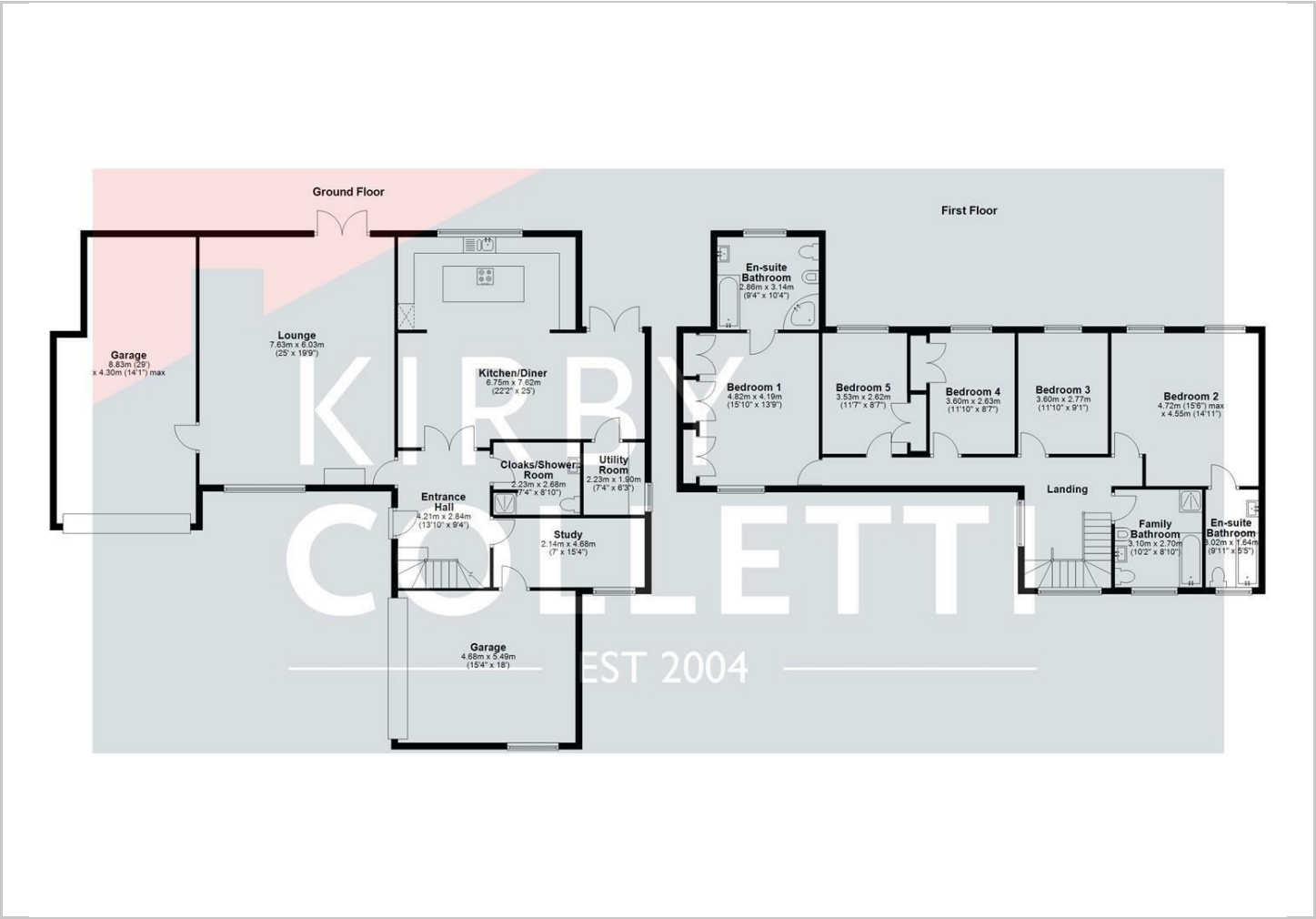
REAR GARDEN





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Floor Plans

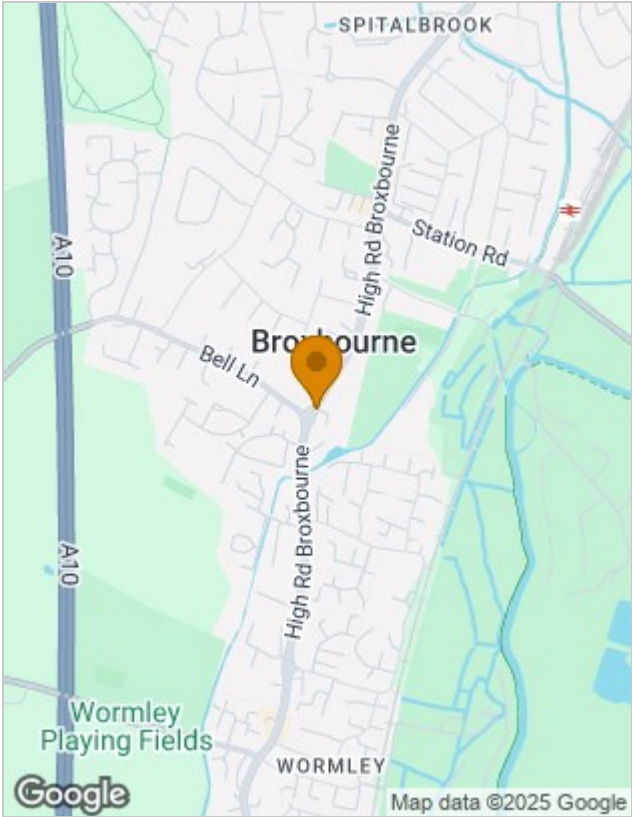


Viewing

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

