



15 Croft Walk

Wormley, EN10 6LD

Guide Price £435,000



*** Chain Free*** Kirby Colletti are pleased to offer this Extended Three Bedroom Terraced House situated in this popular residential location within easy access to all local amenities including Schools, Bus Services, Broxbourne Train Station and A10/M25 road links.

The property offers pleasant views over the New River and has the benefits of Re-Fitted Kitchen, Re-Fitted Bathroom, Lounge/Dining Room, uPVC Double Glazed Windows, Gas Central Heating, Garage & Garden Room.

- Chain Free
- Re-Fitted Kitchen
- uPVC Double Glazing
- Extended Three Bedrooms
- Re-Fitted Bathroom
- Garage & Garden Room
- Lounge/Dining Room
- Gas Central Heating
- Views over New River



Accommodation

uPVC double glazed front door to:

Entrance Hall

Stairs to first floor. Radiator Door to:

Lounge/Dining Room

21'11 x 13'11 max (6.68m x 4.24m max)

Front aspect uPVC double glazed bow window with views over The New River. Understairs storage cupboard. TV point. Two radiators. Recessed spotlights. Wooden flooring. uPVC double glazed sliding patio door to rear garden. Access to:

Re-Fitted Kitchen

16'10 max x 8'6 max (5.13m max x 2.59m max)

Rear aspect uPVC double glazed window and uPVC double glazed door to rear garden. Range of high gloss wall and base mounted units. Quartz worksurfaces over with undermounted stainless steel sink unit, mixer tap over. Range cooker. Extractor hood. Integrated dishwasher, Fridge and freezer. Wine cooler. Recessed ceiling spotlights. Tiled floor.

First Floor Landing

9'2 x 6'1 (2.79m x 1.85m)

Airing cupboard. Doors to bedrooms and bathroom.

Bedroom One

10'6 x 9'10 to front of wardrobes (3.20m x 3.00m to front of wardrobes)

Rear aspect double glazed window. Radiator. Fitted mirror fronted wardrobes to one wall.

Bedroom Two

10'6 x 9'8 (3.20m x 2.95m)

Front aspect uPVC double glazed window with views over The New River. Radiator. Laminate flooring. Loft access.

Bedroom Three

7 x 6'8 (2.13m x 2.03m)

Front aspect uPVC double glazed window with views over The New River. Radiator. Laminate flooring.

Re-Fitted Bathroom

6'1 x 5'6 (1.85m x 1.68m)

Rear aspect uPVC double glazed window. White suite comprising p-shaped bath. Mixer tap and shower attachment over. Wall mounted shower and shower screen. Pedestal wash hand basin. Low level W.C. Radiator. Three walls fully tiled. Tiled floor.

Exterior

Rear Garden

East Facing. Paved with well stocked shrub borders. Outside light. Water tap. Access to rear of garage and garden room.

Garden Room

10'8 x 8'5 (3.25m x 2.57m)

Wall light points. TV point. Access to rear service road.

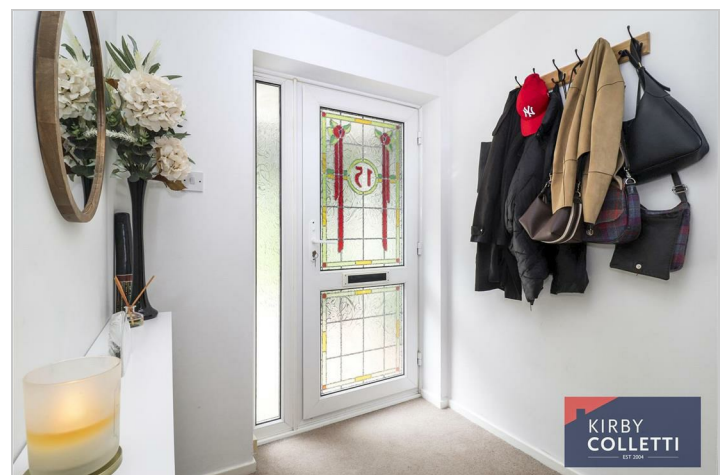
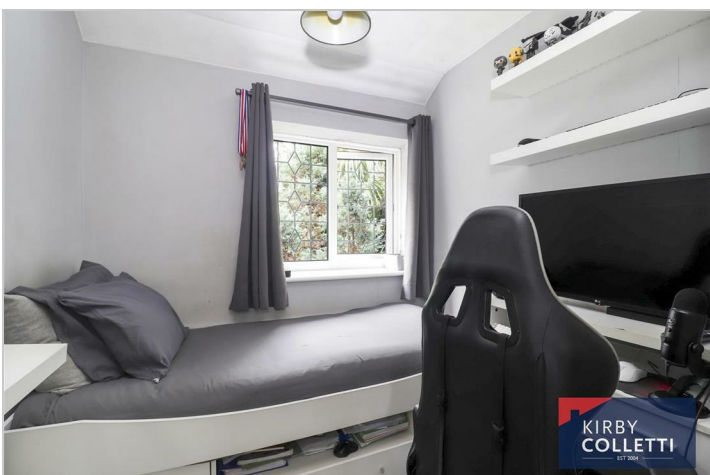
Garage

17'6 x 8'1 (5.33m x 2.46m)

Up and over door. Light and power connected.

Front Garden

Pedestrian access with views over The New River. Outside Light.



Road Map



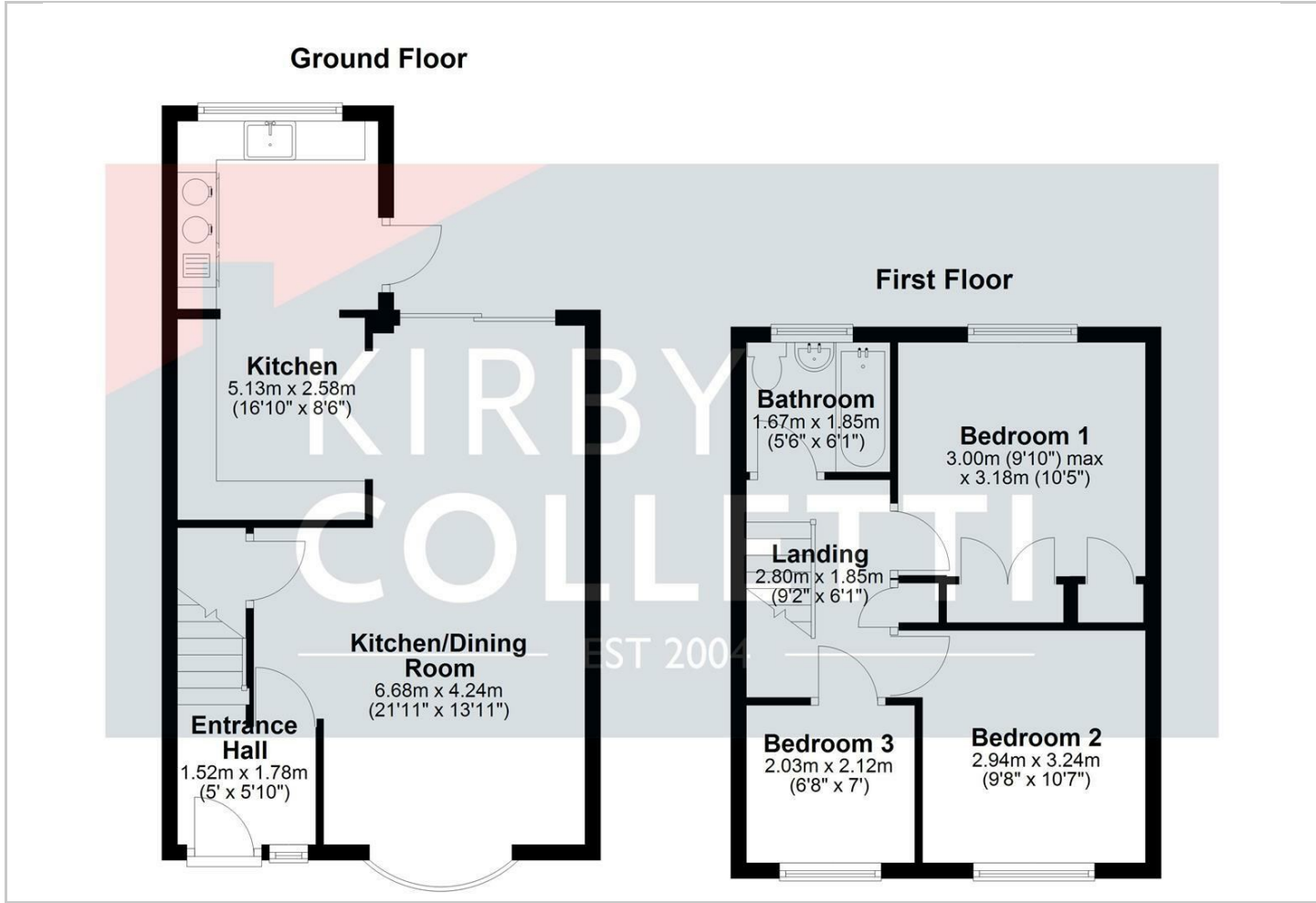
Hybrid Map



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

