



22 Mckenzie Road

Broxbourne, EN10 7JH

Price £685,000



KIRBY COLLETTI are delighted to offer this superb 1930s Bay Fronted THREE BEDROOM SEMI DETACHED HOUSE situated in this sought after residential location, within a short walk to Recreational Ground, Broxbourne Sports Club, Local Shops/Restaurants, River Lea and Broxbourne's British Railway Station with it's excellent service into London. Also within the catchment for excellent schooling for all ages.

The property offers excellent scope to extend into the loft subject to the usual planning consents, other benefits are Re Fitted Kitchen, Two Reception Rooms, Conservatory, uPVC Double Glazing, Gas Heating To Radiators, Luxury Bath/Shower Room, Ground Floor W.C, 70ft Rear Facing Garden, Garage and Parking to Rear.

- THREE BEDROOM 1930S SEMI DETACHED HOUSE
- SOUGHT AFTER RESIDENTIAL LOCATION
- 72FT EAST FACING REAR GARDEN
- WALKING DISTANCE TO BROXBORNE STATION
- RE-FITTED KITCHEN
- 15FT LOUNGE
- GARAGE & PARKING TO REAR
- RE-FITTED BATHROOM
- 12FT DINING ROOM
- CATCHMENT FOR EXCELLENT SCHOOLING



ACCOMMODATION

Entrance door to:

RECEPTION HALL

Side aspect uPVC double glazed window. Picture rail. Stairs up to first floor. Radiator.

GROUND FLOOR W.C

Low level W.C. Wash hand basin.

LOUNGE

15'1 into bay x 12'2 (4.60m into bay x 3.71m)
Front aspect uPVC double glazed bay window.
Picture rail. Radiator. Laminate wood flooring.

DINING ROOM

12'2 x 11'6 (3.71m x 3.51m)
Rear aspect uPVC double doors to Conservatory.
Laminate wood floor. Radiator.

CONSERVATORY

13 x 9'3 (3.96m x 2.82m)
uPVC double glazed windows and double doors to garden. Radiator. Laminate wood flooring.

KITCHEN

12'10 x 8 (3.91m x 2.44m)
uPVC dual aspect double glazed windows and composite stable door to garden. Light grey shaker style wall and base units with Quart stone worksurfaces over. Inset sink unit with boiling water tap over. Integrated washing machine. Integrated fridge. Built in electric oven and microwave oven. Electric hob with extractor fan above. Laminate wood flooring. Recessed ceiling spotlights. Radiator.

FIRST FLOOR LANDING

Side aspect window. Access to loft which is housing gas condensing boiler.

BEDROOM ONE

15'9 into bay x 11'2 (4.80m into bay x 3.40m)
Front aspect uPVC double glazed bay window.
Radiator.

BEDROOM TWO

12'2 x 11'2 (3.71m x 3.40m)
Rear aspect uPVC double glazed window. Radiator.

BEDROOM THREE

8'2 x 7'7 (2.49m x 2.31m)
Front aspect uPVC double glazed window. Radiator.

RE-FITTED BATH/SHOWER ROOM

Rear aspect uPVC double glazed window. Fully tiled walls and floor. Panel enclosed bath with mixer tap. Fully tiled shower cubicle. Wash hand basin with drawer unit under. Chrome heated towel rail. Recessed ceiling spotlights.

SEPERATE W.C

4'8 x 2'8 (1.42m x 0.81m)
Side aspect window. W.C. Ceramic tiled floor.

OUTSIDE

REAR GARDEN

72ft Rear Garden. East Facing. Paved patio. Laid to lawn. Timber shed. Pedestrian side and rear access.

DETACHED GARAGE

Double opening doors. Parking to side.

FRONT GARDEN

Neatly tended lawn enclosed by picket fence.



Road Map



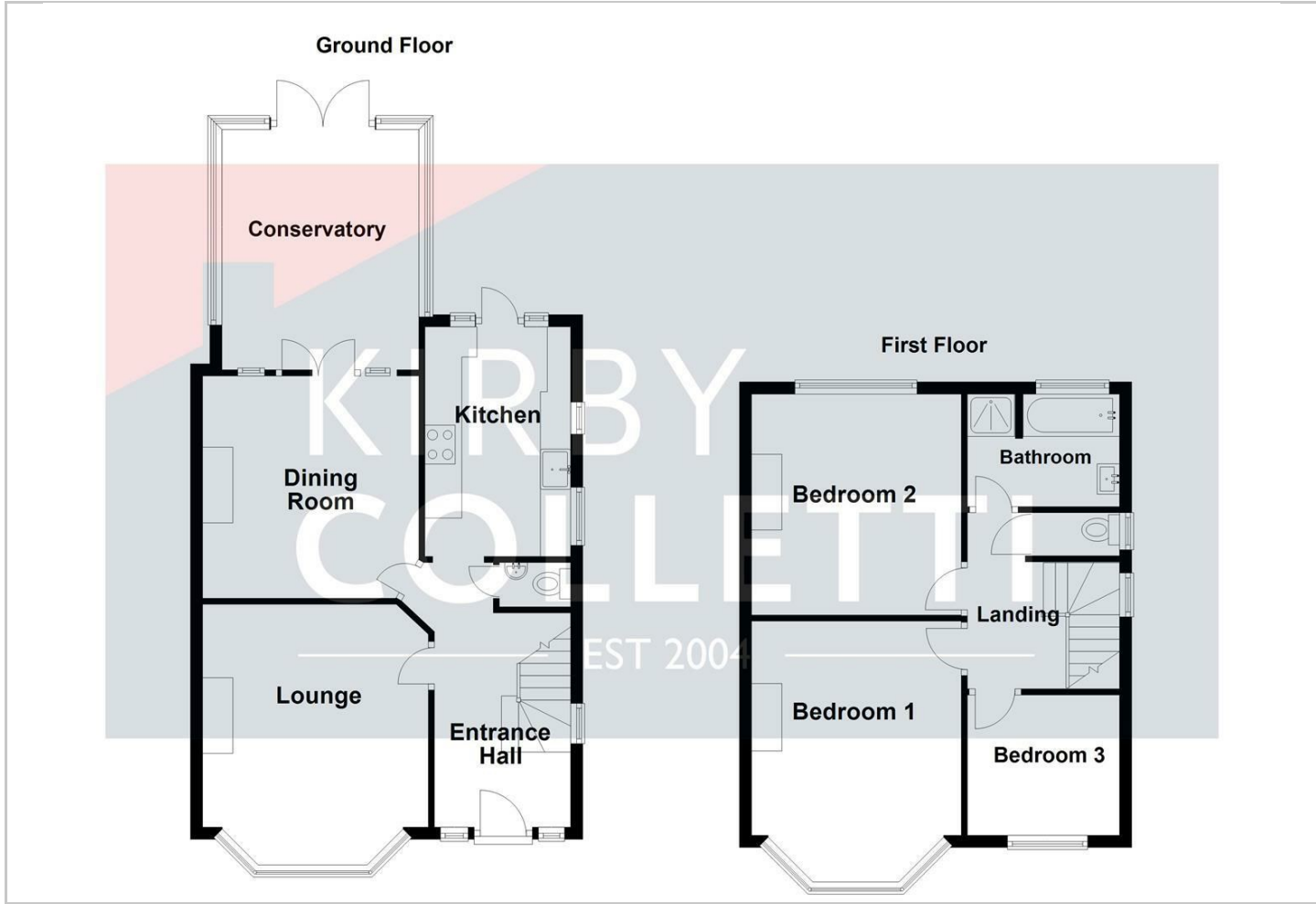
Hybrid Map



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

