



## 95 Lammasmead

Broxbourne, EN10 6PG

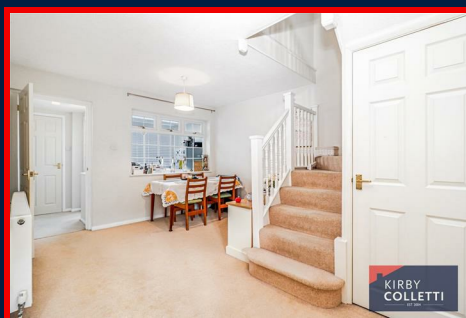
**Guide Price £439,995**



Kirby Colletti are pleased to offer this Three Bedroom Terraced 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, Sitting Room/Office Kitchen, Bathroom/W.C, uPVC Double Glazing, Gas Central Heating, Private Garden and Driveway providing off Street Parking.

- Three Bedrooms
- Kitchen
- Off Street Parking
- Close To All Amenities
- Lounge/Dining Room
- Bathroom
- uPVC Double Glazing
- Sitting Room/Office
- 46 ft Rear Garden
- Gas Central Heating



## Accommodation

uPVC Double glazed front door to:

### Entrance

7'4 x 5 (2.24m x 1.52m)

Front aspect uPVC double glazed window. Door to:

### Entrance Hall

4'11 x 3'6" (1.50m x 1.07m")

Cupboard housing gas central heating boiler. Door to:

### Sitting Room/Office

15'6 x 7'11 (4.72m x 2.41m)

Front aspect uPVC double glazed window. Radiator. Recessed spotlights.

### Lounge/Dining Room

24'3 max x 19'5 max (7.39m max x 5.92m max)

Rear aspect uPVC double glazed casement door to rear garden. Two radiators. Television aerial point. Stairs to first floor. Understairs storage cupboard. Door to:

### Kitchen

9'1 x 8'4 (2.77m x 2.54m)

Rear aspect uPVC window and door to rear garden. Range of wall and base mounted units. Inset single drainer stainless steel unit mixer tap over. Cooker point. Plumbing for washing washing machine.

### Landing

Doors to bedrooms and bathroom.

### Bedroom One

14'9 x 10'2 (4.50m x 3.10m)

Front aspect uPVC double glazed window. Fitted wardrobes. Radiator.

### Bedroom Two

10'10 x 8'5 (3.30m x 2.57m)

Rear aspect uPVC double glazed window. Radiator.

### Bedroom Three

9'3 x 8'1 (2.82m x 2.46m )

Front aspect uPVC double glazed window. Radiator.

### Bathroom

9'2 max x 8'3 max (2.79m max x 2.51m max)

Rear aspect uPVC double glazed window. Coloured suite comprising panel enclosed bath mixer tap over. Wall mounted shower and shower screen. Pedestal wash hand basin. Low level W.C. Airing cupboard. Fully tiled walls. Radiator.

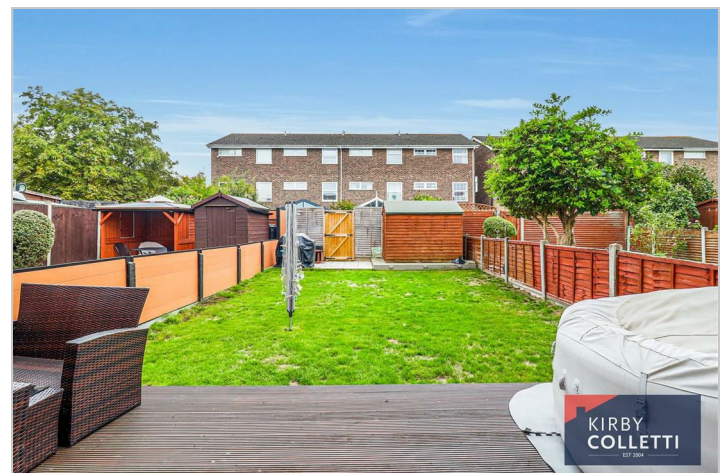
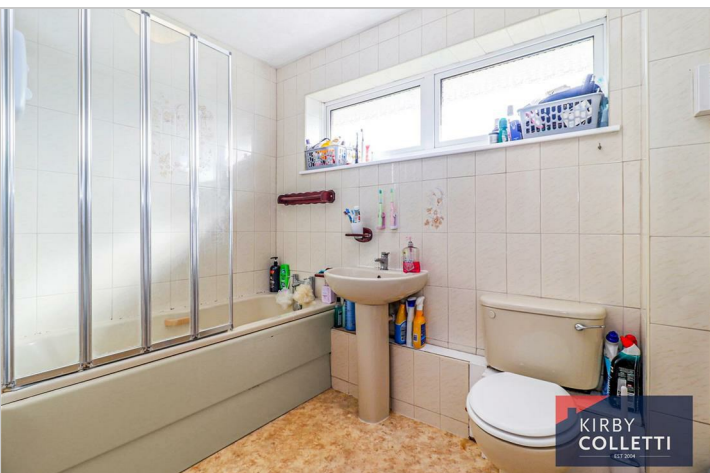
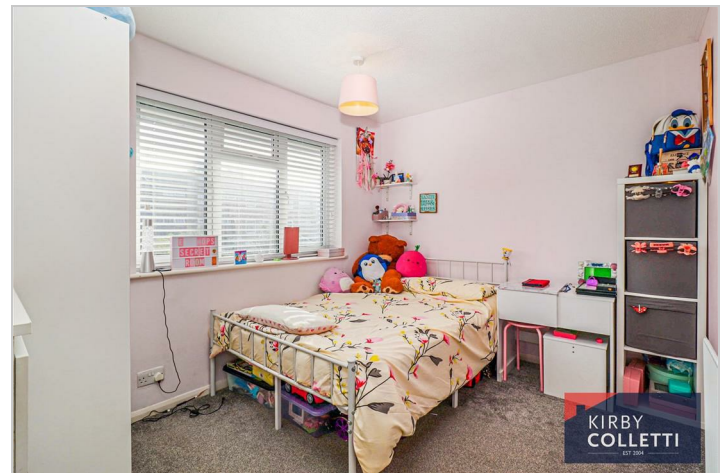
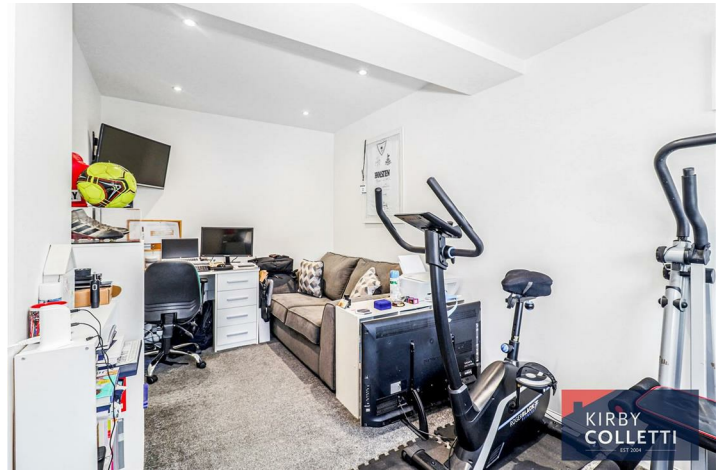
### Exterior

#### Rear Garden

Approximately 46ft. Decked area with remainder laid to lawn. Outside water tap. Outside light. Rea pedestrian access.

#### Front Garden

Off street parking for two vehicles.



Road Map



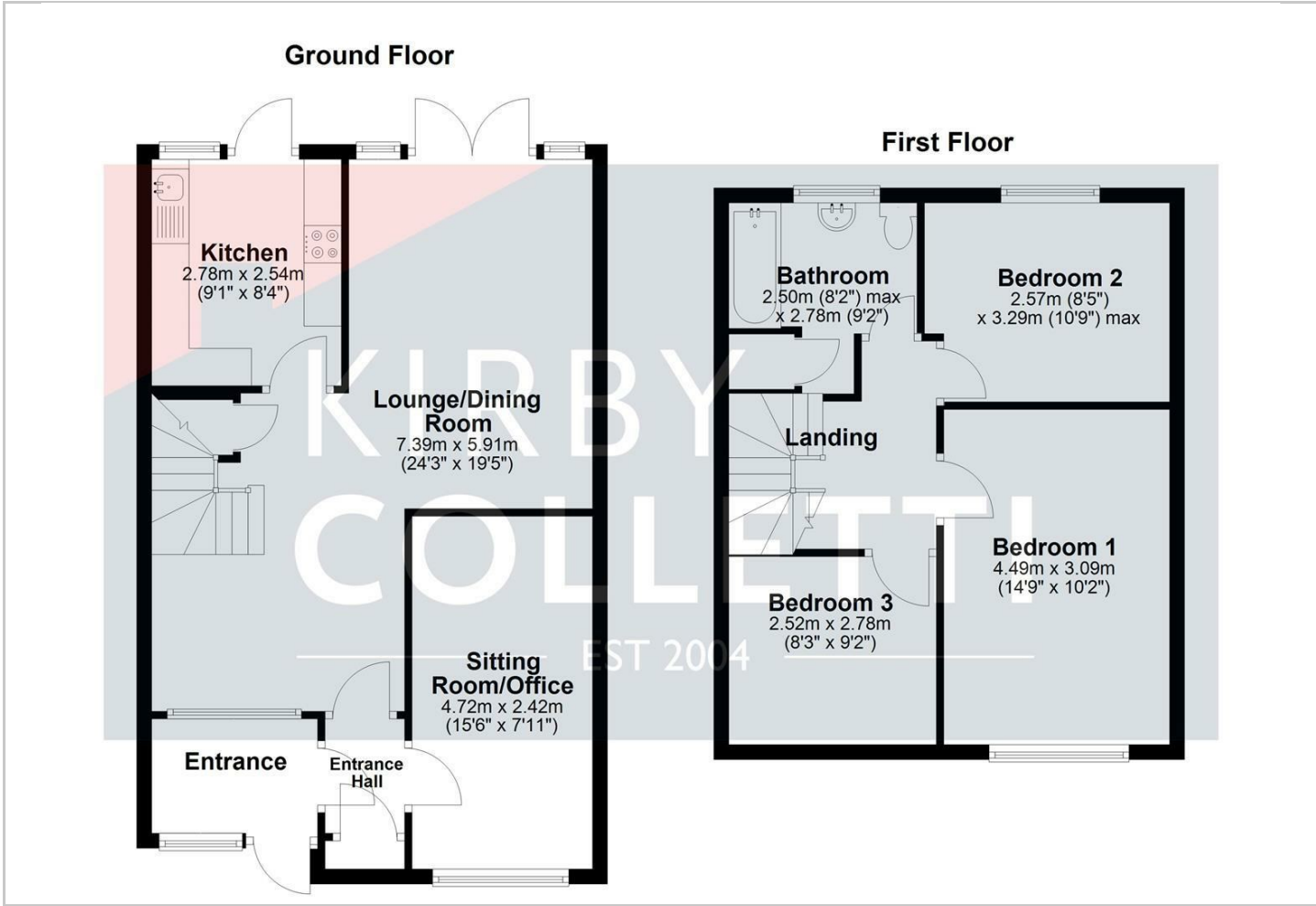
Hybrid Map



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

