



## 7 Sawells

Broxbourne, EN10 7HQ

**Price £549,950**



KIRBY COLLETTI are delighted to bring to market this truly beautifully presented THREE BEDROOM EXTENDED HOUSE. Situated in a highly regarded cul de sac which is ideally placed within the catchment for excellent schooling and also a short walk to Broxbourne Train Station with it's excellent service into London.

The property has been refurbished and extended by the present owners to an exceptional standard. In doing so they have created a stunning home that now offers a 19ft Fitted Kitchen/Family Room with Integrated Appliances and Bi Folding doors onto the Westerly facing garden, Luxury Bathroom with Polished Porcelain Tiling, Bespoke Cabinetry to Lounge and Two Bedrooms , uPVC Double Glazing, Gas Heating To Radiators, Off Street Parking & Garage To Rear.

- BEAUTIFULLY PRESENTED THROUGHOUT
- LUXURY BATHROOM/W.C
- SOUGHT AFTER CUL DE SAC
- SHORT WALK TO BROXBOURNE TRAIN STATION
- EXTENDED THREE BEDROOM HOUSE
- LOUNGE
- CATCHMENT OF EXCELLENT SCHOOLS
- STUNNING 19ft KITCHEN/FAMILY ROOM
- BESPOKE WARDROBES & CABINETRY
- PARKING TO FRONT & GARAGE TO REAR



## ACCOMMODATION

Entrance door to:

## RECEPTION HALL

Laminated wood flooring. Radiator with decorative cover. Recessed ceiling spotlights. Coved ceiling. Stairs up to first floor. Double doors to:

## LOUNGE

14'10 x 14'3 (4.52m x 4.34m)

Front aspect uPVC double glazed window. Bespoke fitted shelving and cabinetry. Laminated wood flooring. Double doors to:

## STUNNING FITTED KITCHEN/FAMILY ROOM

19'4 max x 16'10 max (5.89m max x 5.13m max)

Rear aspect sliding bi folding doors to garden. Matt Black Full height wall units to one wall with additional deep pan drawers to complement a range of integrated appliances to include electric induction hob with black quartz stone splashback and concealed extractor fan over, dishwasher, wine cooler, fridge/freezer and electric double oven. Concealed cupboard housing washing machine, tumble dryer and wall mounted gas boiler. Stunning Island Unit with stone work surface over and inset stainless steel double bowl sink with extensive storage cupboards and breakfast bar overhang to one side. Large uPVC lantern roof light. Laminated wood flooring. Radiator. Recessed ceiling spotlights. Coved ceiling. Under stairs storage cupboard.

## FIRST FLOOR LANDING

9'3 x 7'6 (2.82m x 2.29m)

Access to loft via retractable ladder. Coved ceiling. Recessed ceiling spotlights.

## BEDROOM 1

14'4 into wardrobe's x 10'3 (4.37m into wardrobe's x 3.12m)

Front aspect uPVC double glazed window. Bespoke fitted wardrobes to one wall. Coved ceiling.

## BEDROOM 2

10 x 9'6 (3.05m x 2.90m)

Rear aspect uPVC double glazed window. Bespoke fitted wardrobes to one wall. Coved ceiling. Radiator.

## BEDROOM 3

8 x 7'7 (2.44m x 2.31m)

Rear aspect uPVC double glazed window. Built in cupboard. Coved ceiling. Recessed ceiling spotlights. Radiator.

## LUXURY BATHROOM/W.C

7'5 x 6'2 (2.26m x 1.88m)

Rear aspect uPVC double glazed window. Fully tiled walls and floor with polished porcelain tiles. Tiled enclosed bath with mixer tap and separate shower unit with glazed shower scree. Vanity wash hand basin with cupboards under and to either side. Chrome heated towel rail. Recessed ceiling spotlights.

## OUTSIDE

### FRONT GARDEN

Block paved drive providing off street parking

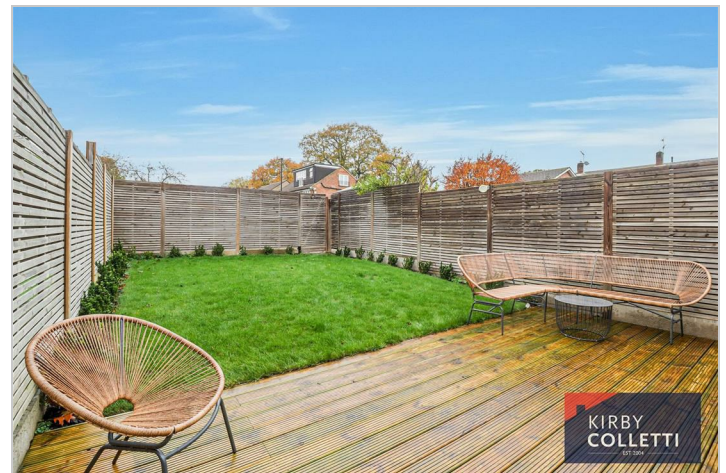
### GARAGE

En bloc immediately to rear of garden

### REAR GARDEN

Westerly facing approx. 33ft deep. Decked terrace with remainder laid to lawn. Enclosed by panelled fencing with pedestrian rear access to garage bloc.





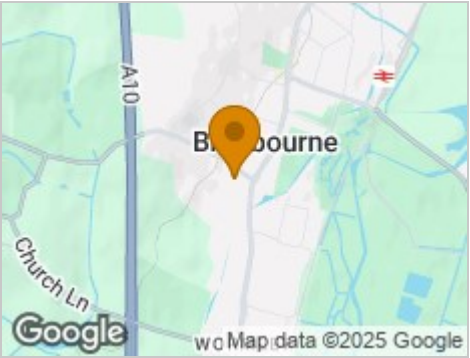
Road Map



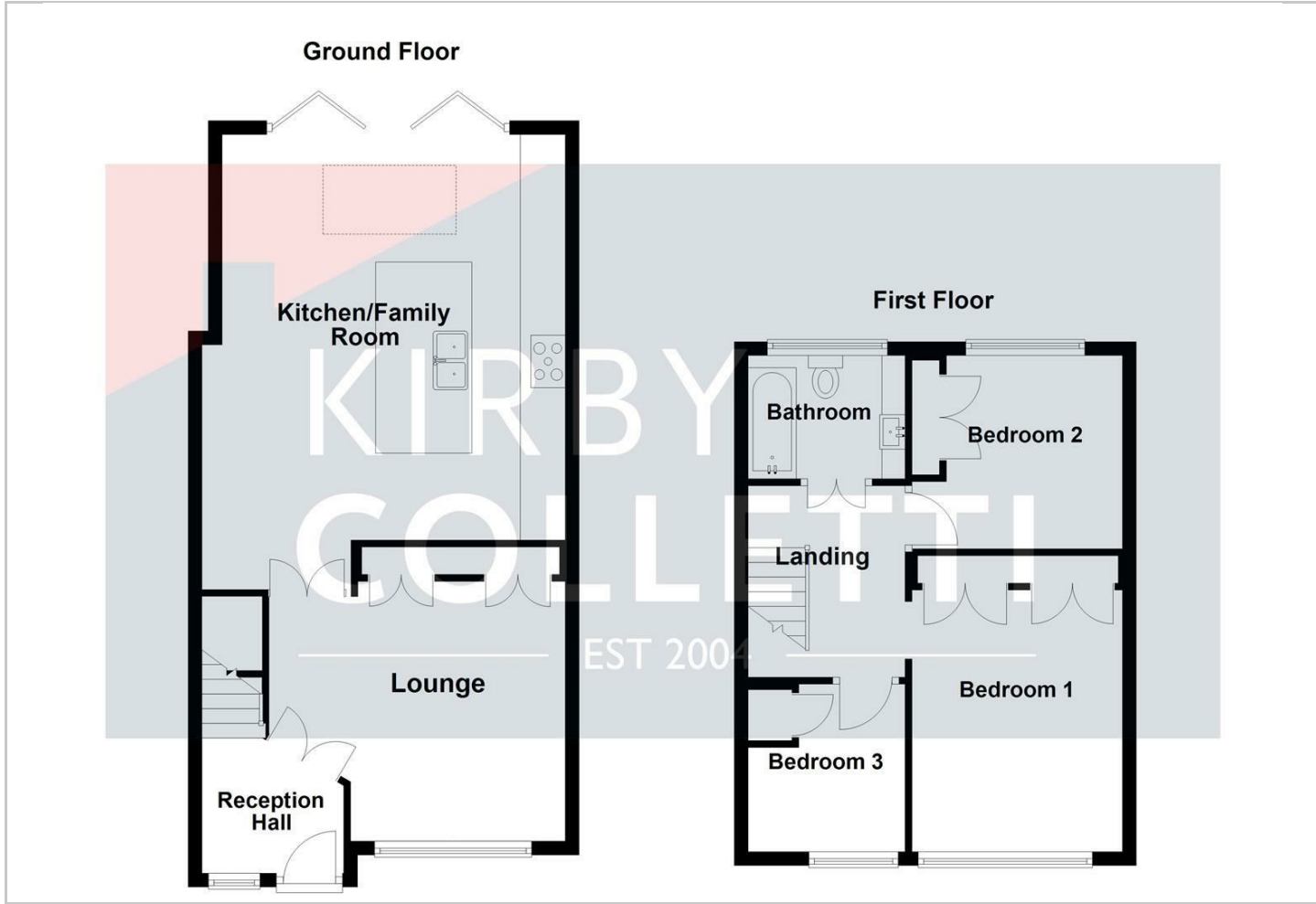
Hybrid Map



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

