



**Oliver
Minton**
Sales & Lettings

**79 Pulham Avenue,
Broxbourne**

EN10 7TA

Price Guide £799,995

An attractive, four bedroom detached house, located within this highly regarded development, which is conveniently situated for Broxbourne School, main-line railway station, local shops and Hertfordshire Golf and Country Club.

The property has been well maintained throughout and offers a practical and spacious layout. In brief, the accommodation offers: Entrance hall, living room with walk-in box bay window, contemporary kitchen dining room with large central island and doors opening to the garden, separate utility room, guest cloakroom/W.C and a study (from partly converted garage)

Upstairs there are four bedrooms, the principal benefitting from en-suite facilities and a family bathroom.

There is ample driveway parking to the front of the property, with gated side access that takes you through to the south facing rear garden. The garage which has been partly converted, now offers a storage area to the front, however could easily be reinstated as full garage if required.





Oliver Minton
Village & Rural Homes

Accommodation

Front door opening to:

Spacious Hallway

Stairs, with glass balustrades, rising to first floor. Under stairs storage cupboard. Porcelain tiled floor.

Living Room 4.39m x 3.60m (14'4" x 11'9")

Plus large walk in box bay double glazed window. Attractive fire surround with marble back plate and hearth. Two radiators. Double doors to:

Kitchen/Dining Room 6.28m x 3.48m (20'7" x 11'5")

Superb, contemporary kitchen fitted with a comprehensive range of white, high gloss wall, base and larder units with complementary granite work surfaces and up-risers. Inset one and a half bowl stainless steel sink and drainer with double glazed window over. Built in 'Neff' double oven/grill. Multi-zone induction hob with 'Faber' rise and fall illuminated extractor. Integrated 'AEG' dishwasher. Wine cooler and 'Samsung' American style fridge freezer. Matching central island with further storage cupboards. Dining area with ample space for table and chairs. Porcelain floor tiling throughout. Two vertical radiators. Double glazed French doors opening to the garden.

Utility Room 2.43m x 1.66m (7'11" x 5'5")

Range of wall and base units with granite tops to match kitchen. Built-in 'Bosch' washing machine and space for tumble dryer. Inset stainless steel sink with mixer tap. Radiator. Porcelain tiled floor. Double glazed frosted window to side and door to garden. Door to:



Oliver Minton
Village & Rural Homes



Oliver Minton
Village & Rural Homes



Oliver Minton
Village & Rural Homes



Oliver Minton
Village & Rural Homes



Oliver Minton
Village & Rural Homes



Oliver Minton
Village & Rural Homes

Guest Cloakroom W.C

White suite: Low level W.C Wall mounted wash hand basin. Radiator. Porcelain tiled floor. Double glazed frosted window.

Study Area 2.59m x 2.32 (8'5" x 7'7")

Converted from rear part of garage. Wall mounted ' Worcester' gas fired boiler. Sliding door to the front portion of garage.

First Floor

Landing with door to airing cupboard housing 'Megaflow' hot water cylinder. Loft access hatch with pull down ladder. Loft is boarded with light connected. Radiator. High level double glazed window to front.

Principal Bedroom 3.63m x 3.07m (11'10" x 10'0")

Double glazed window to front aspect. Range of built-in mirror fronted wardrobe cupboards to one wall. Radiator. Door to:

En-Suite Shower Room

Double size, walk-in shower cubicle with sliding glazed screen. Low level W.C with concealed cistern. Vanity wash hand basin with cupboards below. Shaver point. Chrome heated towel rail. Complementary tiling to walls and floor. Double glazed frosted window,

Bedroom Two 2.89m x 2.63m (9'5" x 8'7")

Double glazed window to rear. Radiator. Recessed mirror fronted wardrobe cupboards to one wall.

Bedroom Three 3.09m x 2.40m (10'1" x 7'10")

Double glazed window to rear. Radiator. Recessed wardrobe/storage cupboard.

Bedroom Four 2.49m x 2.38m (8'2" x 7'9")

Double glazed window to front. Radiator. Recessed wardrobe/storage cupboard.

Bathroom 1.82m x 1.80m (5'11" x 5'10")

Tiled panel enclosed bath. Over bath shower with glazed screen. Large full width wall mounted mirror. Vanity wash hand basin with cupboards below. Low level W.C with concealed cistern. Chrome heated towel rail. Complementary tiling to walls and floor. Double glazed frosted window.

Exterior

Open plan garden to the front with driveway parking. This leads to the garage, which has been partially converted, providing a storage area to the front portion. This can easily be converted back to a full garage space should an incoming buyer wish to do so.

Rear Garden

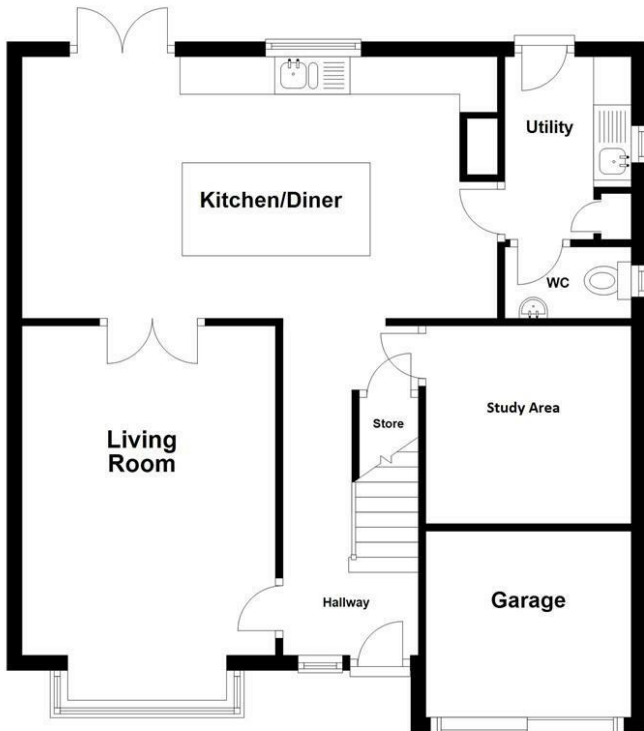
Fully enclosed rear garden which enjoys a southerly aspect. To the immediate rear there is a paved patio area, with the remainder mainly laid to lawn with mature shrub borders. To the side, there is a lockable undercover storage area.

Services

All mains services connected. Electricity, mains gas, mains drainage and sewerage. Gas central heating via radiators. Broadband & mobile phone coverage can be checked at <https://checker.ofcom.org.uk>

Ground Floor

Approx. 66.4 sq. metres (714.7 sq. feet)



First Floor

Approx. 58.0 sq. metres (624.4 sq. feet)



Total area: approx. 124.4 sq. metres (1339.1 sq. feet)

Pulham Avenue

MORTGAGE ADVICE

Through our mortgage brokers Alison George and Panicos Makri of Mortgage & Money Management Ltd, we are able to offer INDEPENDENT mortgage advice, with NO OBLIGATION. Alison and Pani are also independent for all protection needs, allowing them to review your life assurance and critical illness policies to ensure you have the best deal! They can be contacted at our Puckeridge Office on 01920 822999. Please feel free to call them for any advice or quotations required. Your home is at risk if you do not keep up payments on a mortgage or loan secured against it. Mortgage & Money Management Ltd are directly authorised by the Financial Conduct Authority no. 452616

Tenure: Freehold

Council Tax Band: F

Viewing Arrangements:

Strictly by appointment

14 High Street, Stanstead Abbots, Hertfordshire, SG12 8AB

01920 412600

Email: sales@oliverminton.com

View all our properties at www.oliverminton.com

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		85
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness.

No representation or warranty whatever is made in relation to this property by Oliver Minton or its employees, nor do such sales details form part of any offer or contract.