



**Oliver
Minton**
Sales & Lettings

**2 Scholars Avenue,
Broxbourne**

EN10 7FR

Price Guide £767,650

A great opportunity to acquire an attractive house built around two years ago that enjoys a convenient, corner plot position on the desirable 'Scholars' development. The property offers a high specification throughout, including fitted designer kitchen with Siemens appliances, quartz work surfaces, underfloor heating to the ground floor, 'Amtico' flooring and quality fitted carpets and contemporary bathrooms.

Spanning three floors, the layout is both practical and spacious, an ideal family home situated within a short stroll of the highly regarded Broxbourne School and within a mile of Broxbourne Station with journey times into London Liverpool Street of under 30 minutes. There is also easy access to the A10, A414, M25 and M11. The remainder of the 10 year structural warranty is in place for added peace of mind.





Accommodation

Front door opening to:

Reception Hall

Stairs rising to first floor. Under stairs storage area. 'Amtico' flooring. Door to:

Guest Cloakroom/ W.C

Fitted with a low flush w.c. with concealed cistern. Vanity wash hand basin with drawer unit below. Double glazed frosted window.

Sitting Room 4.17m x 2.65m (13'8" x 8'8")

Plus large walk in, wide bay window to front aspect. Under floor heating.

Superb Kitchen/Dining/Family Room 7.45m max x 4.95m >2.82m (24'5" max x 16'2" >9'3")

This is the real heart of the home with a great kitchen for the keen cook, plenty of space to entertain and an area to relax or watch television. Wide bi-folding doors open up to the freshly landscaped garden.

The kitchen is beautifully fitted with a comprehensive range of soft close wall and base cabinets with under counter LED lighting, complemented by quartz work surfaces and matching up-risers. One and a half bowl stainless steel sink and drainer with mixer tap. Built-in appliances are by 'Siemens' and include: Double oven/grill, ceramic hob, illuminated brushed steel extractor canopy, integrated fridge/freezer and dishwasher. The dining area has space for a large table and chairs and there is a deep under stairs storage cupboard. The family area is to the rear of the house with direct access to the garden.



First Floor

Landing with door to large airing cupboard. Stairs rising to second floor. Doors off to bedrooms 2, 3 and 4 plus the family bathroom.

Bedroom 4.40m x 2.71m > 1.53m (14'5" x 8'10" > 5'0")

Double glazed window to front. Radiator.

Bedroom 4.08m x 2.42m (13'4" x 7'11")

Double glazed window to rear. Radiator.

Bedroom 2.88m x 2.36m (9'5" x 7'8")

Double glazed window to rear. Radiator.

Family Bathroom 2.03m x 1.84m (6'7" x 6'0")

Contemporary suite: Panel enclosed bath. Vanity wash hand basin with drawer unit below. Low flush w.c. with concealed cistern. Large, inset wall mounted mirror. Stylish, complementary tiling to walls and floor. Chrome heated towel rail. Double glazed frosted window.

Second Floor

Principal Bedroom Suite 6.76m x 3.89m > 2.93m (22'2" x 12'9" > 9'7")

Dual aspect windows to front and rear. Radiator. Dressing area with fitted wardrobe cupboards. Access to loft which is boarded and eaves storage. Door to:

En-Suite Shower Room

Large recessed shower cubicle with glazed screen. Vanity wash hand basin with drawer unit below. Low flush w.c. with concealed cistern. Part tiled walls complemented by a tiled floor. Chrome heated towel rail. 'Velux' style window'

Exterior

Externally the rear garden has just been landscaped with patio area and laid lawn. The garden has direct access to the garage situated to the side of the house. There is driveway parking provided to the front of the property.

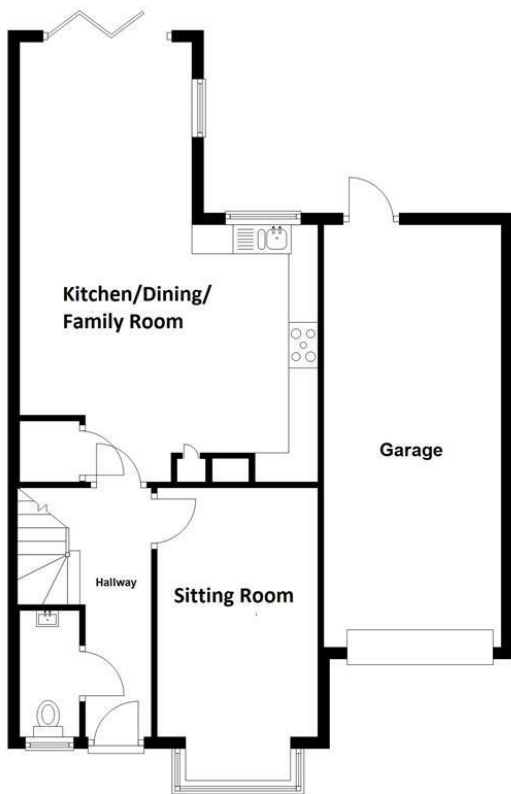
Services

All mains services connected. Underfloor heating to ground floor, radiators to first floor.

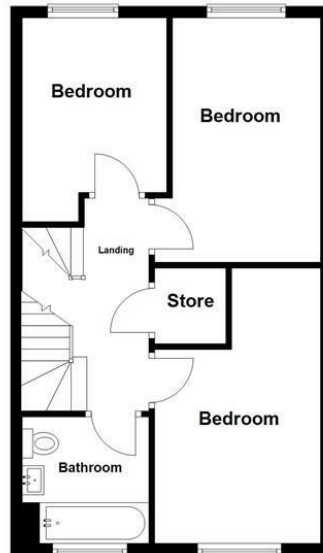
Broadband & mobile phone coverage can be checked at <https://checker.ofcom.org.uk>



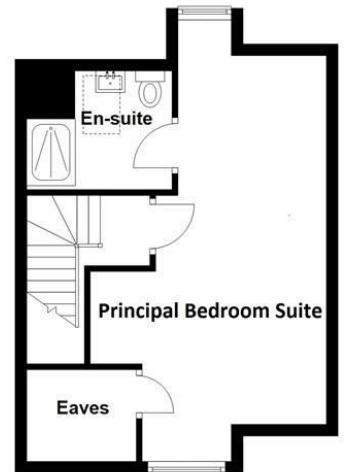
Ground Floor
Approx. 78.0 sq. metres (839.2 sq. feet)



First Floor
Approx. 46.3 sq. metres (498.4 sq. feet)



Second Floor
Approx. 29.8 sq. metres (321.0 sq. feet)



Total area: approx. 154.1 sq. metres (1658.6 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements. Plan produced using PlanUp.

Scholars Avenue

MORTGAGE ADVICE

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Tenure: Freehold

Council Tax Band: F

Viewing Arrangements:

Strictly by appointment

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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