

KIRBY  
COLLETTI

EST 2004

Linden House Riverside Avenue, Broxbourne, EN10 6RA

Guide Price £950,000



KIRBY  
COLLETTI

EST 2004







# Linden House Riverside Avenue

Broxbourne, EN10 6RA

- Sought After Location
- Four/Five Bedrooms
- Kitchen/Breakfast Room
- Family Bathroom
- Off Street Parking
- Detached House
- Two/Three Reception Rooms
- Two En Suite Shower Rooms
- Secluded Garden
- Short Walk To Station

KIRBY COLLETTI are delighted to offer this FOUR/FIVE BEDROOM DETACHED HOUSE, set on the prestigious Riverside Avenue in Broxbourne – one of the area's most desirable and sought-after locations.

This beautifully presented home offers generous and versatile accommodation, featuring two elegant reception rooms and a third reception room that can serve as a study or fifth bedroom. The property also benefits from a modern fitted kitchen, a ground floor shower room with en suite access, and a further en suite to the principal bedroom upstairs, providing excellent flexibility for multi-generational living.

The ground floor has been thoughtfully designed to offer wheelchair accessibility throughout, including the main living spaces and garden, ensuring comfort and convenience for all.

Upstairs, there are four well-proportioned bedrooms complemented by bright and spacious interiors, making this an ideal family home.

Externally, the property enjoys a secluded rear garden with a charming garden room – perfect for entertaining or relaxing in complete privacy. To the front, there is ample off-street parking for several vehicles.

Ideally located within walking distance of Broxbourne Station (with fast services into London), local shops, restaurants, and excellent schools for all ages, this superb home perfectly blends space, accessibility, and modern comfort in a truly prime position.



Guide Price £950,000



## Accommodation

**Entrance Hall** 23'7 x 7'1 (7.19m x 2.16m)

**Cloakroom** 9'10 x 3'2 (3.00m x 0.97m)

**Lounge** 24'8 x 16 max (7.52m x 4.88m max)

**Sitting Room** 27'6 11'4 max (8.38m 3.45m max)

**Study/Bedroom Five** 11'1 x 9'7 (3.38m x 2.92m)

**En Suite Shower Room** 9'3 x 4'11 (2.82m x 1.50m)

**Kitchen/Breakfast Room**  
18'2 x 9'11 (5.54m x 3.02m )

**First Floor Landing** 9'4 x 7'2 (2.84m x 2.18m)

**Bedroom One** 14'3 x 11'10 (4.34m x 3.61m )

**En Suite Shower Room** 7'11 x 6 (2.41m x 1.83m)

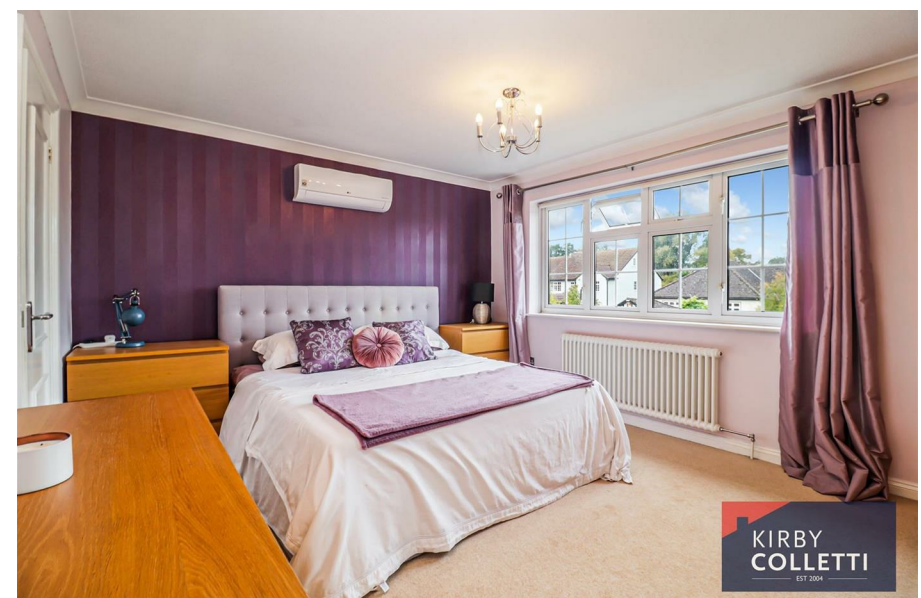
**Bedroom Two** 16'11 x 9'11 (5.16m x 3.02m)

**Bedroom Three** 13'11 x 10'11 (4.24m x 3.33m)





<b>Bedroom Four</b>	11'2 x 10'11 (3.40m x 3.33m)
<b>Family Bathroom</b>	6'9 x 6'7 (2.06m x 2.01m)
<b>Exterior</b>	
<b>Rear Garden</b>	
<b>Summer House</b>	16' x 8' (4.88m x 2.44m)
<b>Front Garden</b>	



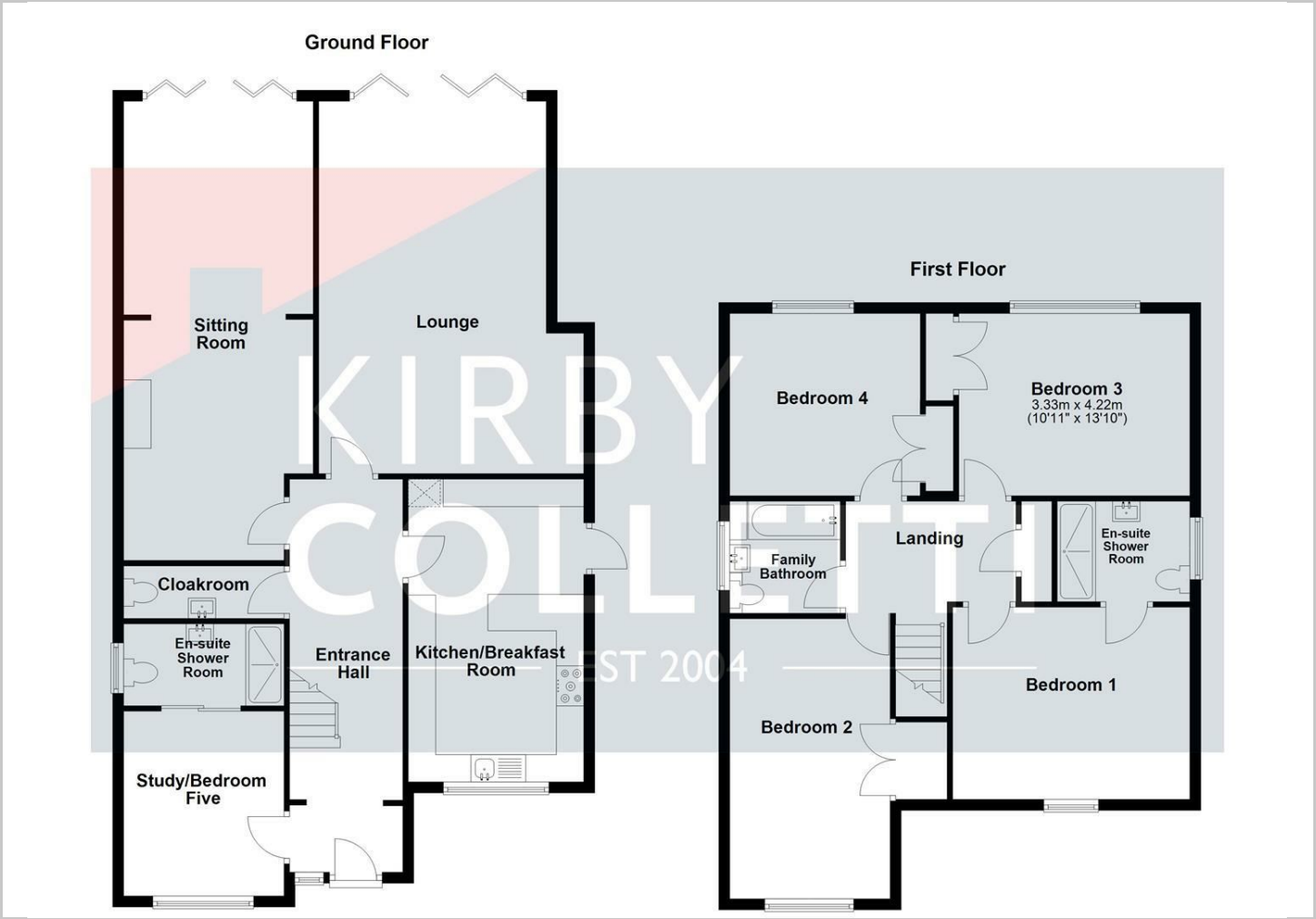




KIRBY  
COLLETTI  
EST 2004



Floor Plans



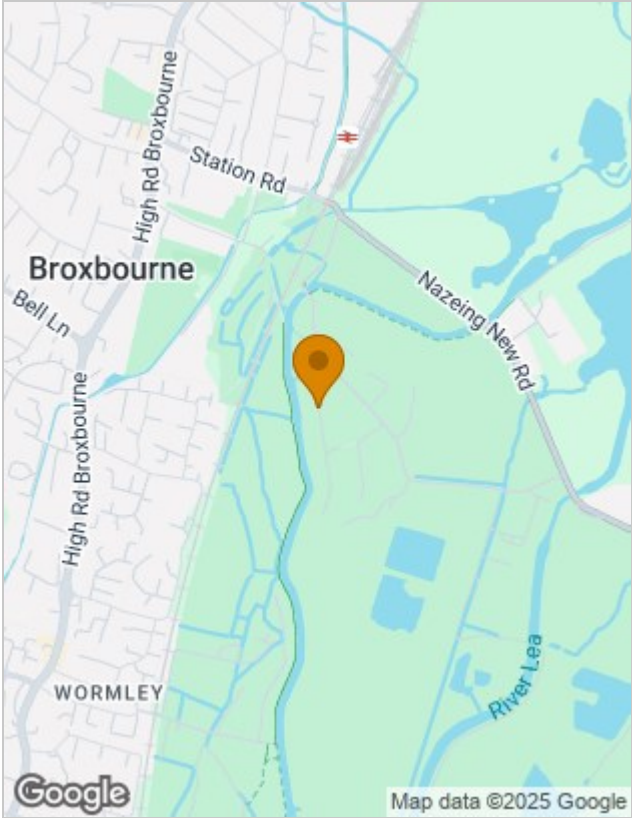
Viewing

Please contact our Kirby Colletti Office on 01992471888 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

64 High Street, Hoddesdon, Hertfordshire, EN11 8ET  
Tel: 01992471888 Email: homes@kirbycolletti.co.uk <https://www.kirbycolletti.co.uk>

Location Map



Energy Performance Graph

