KIRBY COLLETTI
EST 2004

RESIDENTIAL SALES & LETTINGS




# 16 Silverfield

## Broxbourne, EN10 6PD

**Price £549,950**

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KIRBY COLLETTI are delighted to market this superbly presented THREE BEDROOM EXTENDED END OF TERRACE HOUSE. Perfectly positioned for modern living, the property is within walking distance of Broxbourne Railway Station, moments away from Wormley Primary School, and within the catchment area for the prestigious The Broxbourne School. Nature lovers and fitness enthusiasts will also appreciate the close proximity to the beautiful Lea Valley Park and River Lea, offering miles of scenic towpaths and national cycle routes right on your doorstep.

The Ground Floor
Entrance Hall: A welcoming and spacious entrance hall that includes a convenient ground-floor W.C.
Living Room: A bright, airy, and generous 16ft living space positioned at the front of the home.
Kitchen / Family Room: The undisputed heart of the home. This stunning 20ft extended space features sleek white high-gloss units, premium quartz stone work surfaces, and a full range of integrated appliances.

The First Floor & Exterior
Bedrooms: Two well-proportioned double bedrooms and a comfortable single bedroom.
Bathroom: A contemporary, re-fitted family bathroom suite.
Comforts: Enhanced by gas central heating and uPVC double glazing throughout.
Front Exterior: Off-street parking for two vehicles, an EV charging point, and a garage.
Rear Garden: A low-maintenance 34ft rear garden featuring premium artificial grass and a large wooden decked terrace, perfect for outdoor dining, relaxing, and socializing.

- SUPERBLY PRESENTED THREE BEDROOM HOUSE
- HIGHLY REGARDED LOCATION
- STUNNING 20ft KITCHEN/FAMILY ROOM
- GROUND FLOOR W.C
- 16ft LOUNGE
- GAS HEATING TO RADIATORS
- uPVC DOUBLE GLAZING
- SHORT WALK TO BROXBOURNE RAILWAY STATION
- CATCHMENT FOR BROXBOURNE SCHOOL
- APPROX. 1350 sq ft








## ACCOMMODATION
Sliding door to:

## ENTRANCE PORCH
6'3 x 1'7 (1.91m x 0.48m)
Door to:

## RECEPTION HALL
14'8 x 5'10 (4.47m x 1.78m)
Stairs up to first floor.

## GROUND FLOOR W.C
5'9 x 2'9 (1.75m x 0.84m)
Low level W.C Wash hand basin with cupboard under. Fully tiled walls and floor.

## LOUNGE
16'2 x 12'11 (4.93m x 3.94m)
Front aspect window.

## STUNNING KITCHEN/FAMILY ROOM
20'4 x 18'8 max (6.20m x 5.69m max)
Rear aspect window and doors to rear garden. Range of White high gloss wall and base units with deep pan drawers and pull out larders with quartz stone worksurfaces over. Island unit with electric hob with extractor canopy over. Integrated appliances to include dishwasher, washing machine , double built in electric oven, wine cooler. Polished porcelain tiled floor. Tubular radiator. Two storage cupboards.

## FIRST FLOOR LANDING
10 x 6'10 (3.05m x 2.08m)
Access to loft. Airing cupboard.

## BEDROOM 1
14'3 into recess x 12'2 (4.34m into recss x 3.71m)
Front aspect window.

## BEDROOM 2
12'2 x 10'6 (3.71m x 3.20m)
Rear aspect window. Built in wardrobes.

## BEDROOM 3
9 x 6'9 (2.74m x 2.06m)
Front aspect window. Built in cupboard.

## BATHROOM/W.C
6'8 x 5'4
Rear aspect window. Fully tiled walls and floor. Shower ended bath. Low level W.C and Wash hand basin with cupboard under.

## EXTERIOR

## REAR GARDEN
34 ft deep. Laid with with artificial grass and timber decked terrace to rear. Outside tap and lights.

## FRONT GARDEN
Parking to front and access to Garage, complete with EV charging point.

## GARAGE
16'10 x 8'3 (5.13m x 2.51m)

## AGENTS NOTES
COUNCIL TAX: BAND E - Borough Of Broxbourne


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## Road Map



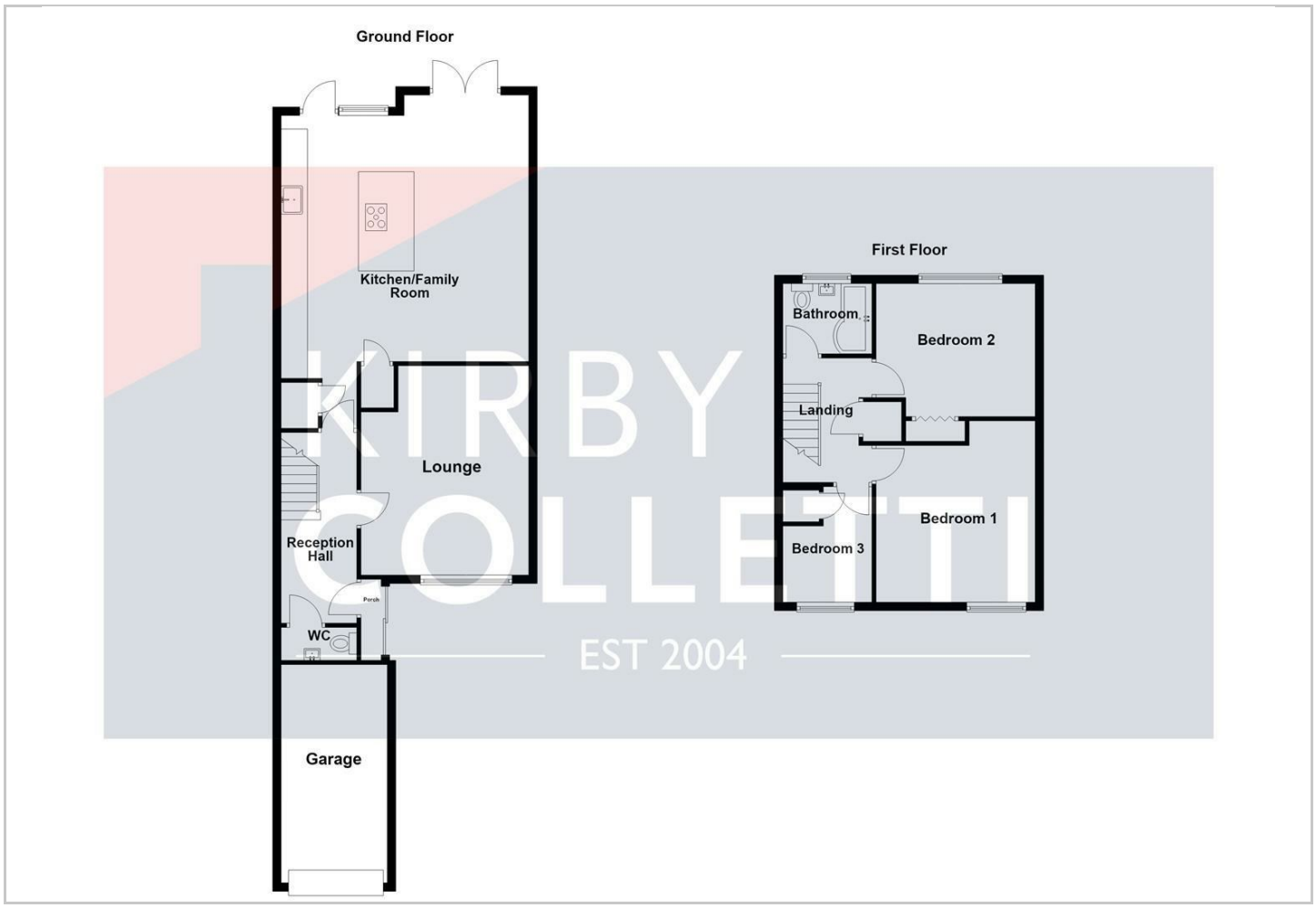

## Hybrid Map




## Terrain Map




## Floor Plan

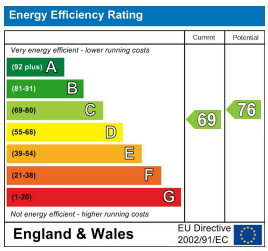


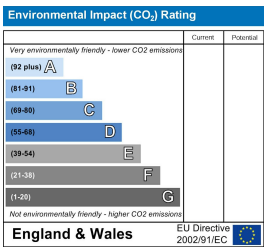

## Viewing

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




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