



6 High Road

Wormley, EN10 6LG

£480,000



*** Chain Free*** Kirby Colletti are pleased to offer this well presented Three Bedroom Semi Detached House ideally located within easy access to Local Schools, Shops, Lea Valley Regional Park, Broxbourne Railway Station with its excellent service into London Liverpool Street and Local Amenities.

Some of the many features include a Spacious Lounge,/Dining Room, Kitchen, Bath/Shower Room/W.C, Double Glazing, Gas Central Heating, En Bloc Garage to Rear and Gardens.

- Chain Free
- Kitchen
- En Bloc Garage
- Close to Schools
- Three Bed Semi Detached
- Bath/Shower Room
- Gas Central Heating
- 25ft Lounge/Dining Room
- 49 ft West Facing Rear Garden
- Double Glazed



Accommodation

uPVC Double glazed front door with uPVC double glazed window to side.

Entrance Hall

11'9 x 5'10 (3.58m x 1.78m)

Stairs to first floor. Understairs cupboard housing meters. Radiator. Laminate flooring. Door to:

Lounge/Dining Room

25'3 x 11'9 max (7.62m '0.91m x 3.58m max)

Narrowing to 9'5 in dining area. Front aspect uPVC double glazed window. Rear aspect uPVC double glazed casement door. Feature fireplace. Television aerial point. Two radiators. Coved ceiling.

Kitchen

11'9 x 8'2 (3.58m x 2.49m)

uPVC Double glazed door to rear garden. Range of wall and base mounted units. Roll edged worksurfaces. Inset stainless steel single drainer one and half bowl sink unit mixer tap over. Built in gas four ring hob. Extractor hood over. Built in oven below. Plumbing for washing machine and dishwasher. Space for fridge/freezer. Radiator.

First floor Landing

Loft access. Coved ceiling.

Bedroom One

12'7 x 11'8 (3.84m x 3.56m)

Front aspect double glazed window. Radiator. Coved ceiling.

Bedroom Two

12'1 x 11'9 (3.68m x 3.62m)

Rear aspect double glazed window. Built in wardrobe cupboard. Storage cupboard housing gas central heating boiler. Radiator. Coved ceiling.

Bedroom Three

9'6 x 7'11 (2.90m x 2.41m)

Front aspect double glazed window. Radiator. Hanging wardrobe cupboard.

Bath/Shower Room

8 x 6'11 (2.44m x 2.11m)

Rear aspect double glazed window. White suite comprising panel enclosed bath mixer tap and shower attachment over. Pedestal wash hand basin. Low level W.C. Fully tiled shower cubicle. Heated towel rail.

Exterior

Rear Garden

49ft deep. West Facing Block paved patio area with remainder laid to lawn. Shrub borders. Rear pedestrian access.

Front Garden

Laid mainly to lawn.

En Bloc Garage

Up and over door.



Road Map



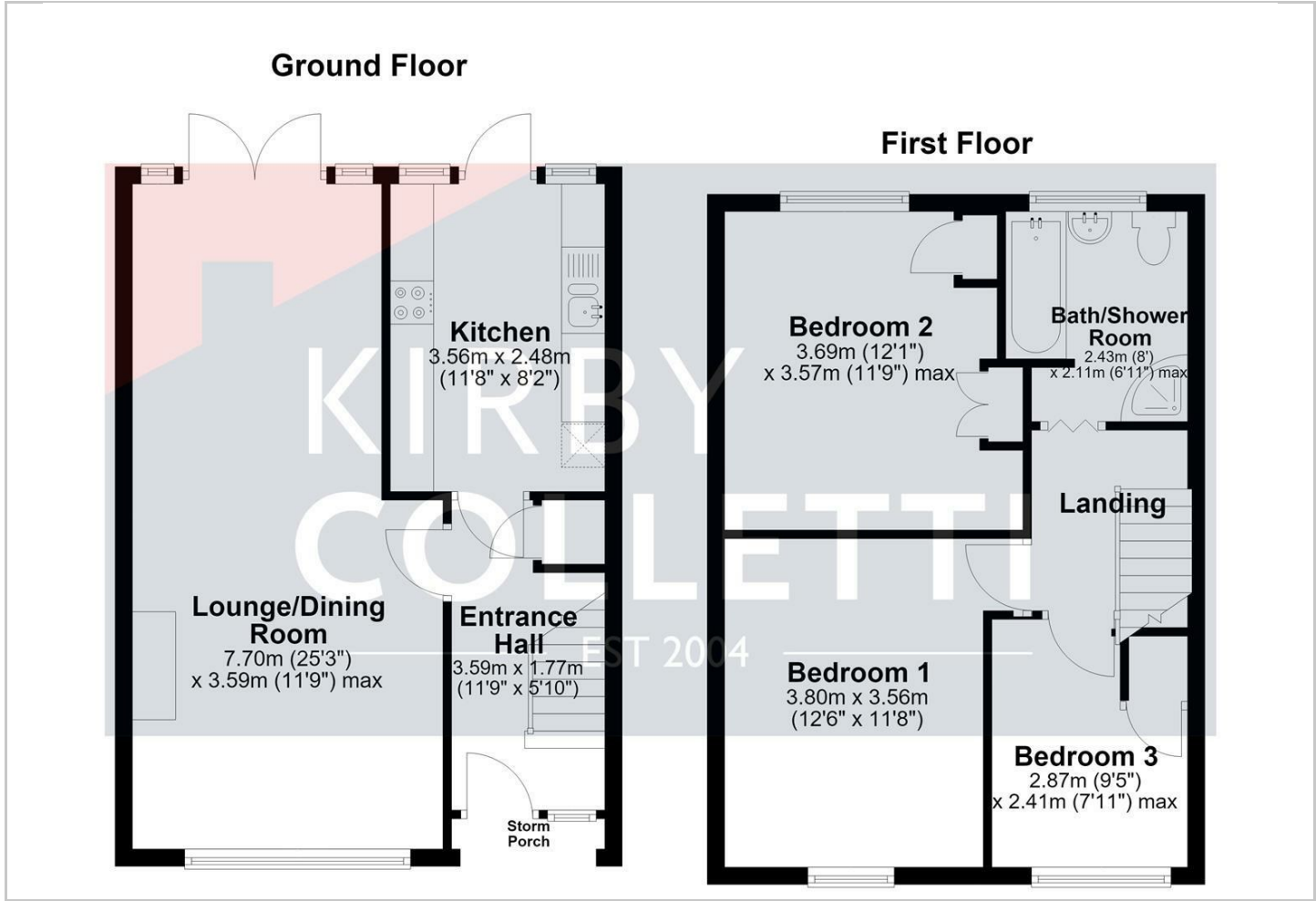
Hybrid Map



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

