



KIRBY
COLLETTI
EST 2004

10 Badgers Croft

Broxbourne, EN10 7ED

Price £685,000



Kirby Colletti are delighted to bring to market this **FOUR BEDROOM DETACHED HOUSE** offering a 24ft Lounge/Diner, Sitting Room, Fitted Kitchen, Ground Floor W.C, Bathroom/W.C, Ensuite Shower Room, Rear Garden, Garage and Off Street parking.

Located within this popular residential location which is easy access to Local Shops, Restaurants, Schools and Broxbourne Railway Station.

- Four Bedroom Detached House
- Fitted Kitchen
- Garage and Parking to rear
- Catchment for Excellent Schools
- 24ft Lounge/Diner
- Ground floor W.C
- Popular residential location
- Sitting Room
- En-Suite to Bedroom one
- Walking distance to Broxbourne Railway Station



ACCOMMODATION

Entrance door to:

ENTRANCE HALL

4'4 x 3' max (1.32m x 0.91m max)

RECEPTION HALL

12'3 x 6 (3.73m x 1.83m)

Stairs up to first floor. Radiator.

W.C

5'6 x 3'3 (1.68m x 0.99m)

Front aspect window. Low level W.C. Wash hand basin with cupboard under. Tiled floor. Radiator.

LOUNGE/DINER

24'6 x 12'7 (7.47m x 3.84m)

Rear aspect window and uPVC double doors to garden. Feature gas fire. Two radiators. Coved ceiling. Serving hatch.

SITTING ROOM

11'3 x 8'10 (3.43m x 2.69m)

Front aspect window. Coved ceiling. Radiator.

KITCHEN

13'3 x 8'9 (4.04m x 2.67m)

Dual aspect windows. Range of wall and base mounted units with rolled edge worksurfaces over. Single drainer sink unit. Built in electric oven and gas hob. Plumbing for washing machine and dishwasher. Wall mounted gas boiler. Coved ceiling. Recessed ceiling spotlights.

LANDING

9'2 x 8'1 max (2.79m x 2.46m max)

BEDROOM ONE

11'8 x 10'1 max (3.56m x 3.07m max)

Front aspect window. Mirror fronted fitted wardrobe. Radiator. Coved ceiling. Door to:

EN SUITE SHOWER ROOM

4'10 x 4'8 max (1.47m x 1.42m max)

Fully tiled walls and floor. Fully tiled shower cubicle. Wall mounted wash hand basin. Chrome heated towel rail. Recessed ceiling spotlights. Extractor fan.

BEDROOM TWO

14'7 x 8'10 (4.45m x 2.69m)

Front aspect window. Coved ceiling. Radiator.

BEDROOM THREE

12 x 9'8 (3.66m x 2.95m)

Rear aspect window. Fitted wardrobes to one wall. Radiator. Coved ceiling.

BEDROOM FOUR

12'2 x 7'8 (3.71m x 2.34m)

Rear aspect window. Coved ceiling. Radiator.

BATHROOM/W.C

6'11 x 5'7 (2.11m x 1.70m)

Side aspect window. Fully tiled walls and floor. Panel enclosed bath with mixer tap and shower attachment. Pedestal wash hand basin. Low level W.C. Chrome heated towel rail.

OUTSIDE

REAR GARDEN

Paved patio area with remainder laid to lawn. Side pedestrian access. Door to garage.

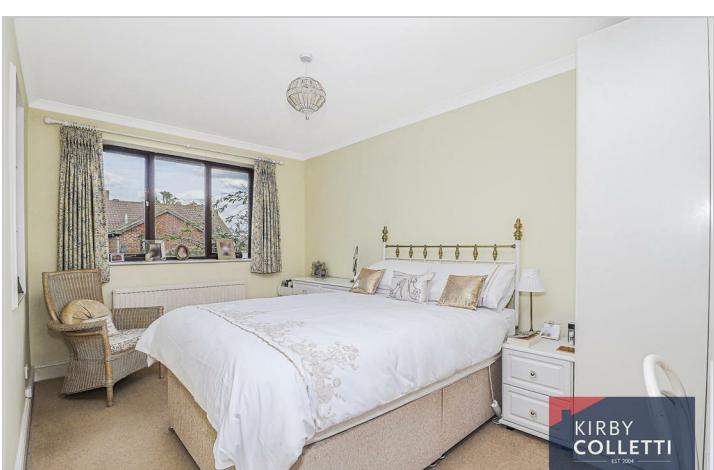
GARAGE

16'7 x 8'5 (5.05m x 2.57m)

To Rear. Up and over door.

FRONT GARDEN

Steps leading to front door. Mature shrubs and bushes.



Road Map



Hybrid Map



Terrain Map



Floor Plan

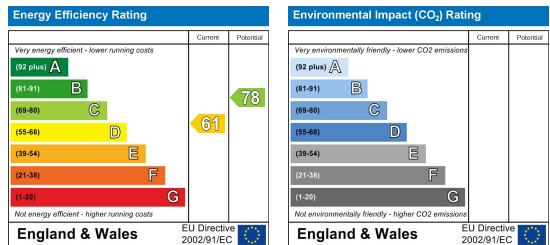


Viewing

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph



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