



22 Trafalgar Avenue

Broxbourne, EN10 7DJ

Price £775,000



KIRBY COLLETTI are proud to market this superbly presented FOUR BEDROOM EXTENDED SEMI DETACHED HOUSE which has undergone major extensions and refurbishment by the present owners in recent years.

Some of the many fine features include a Stunning 24ft Fitted Kitchen/Family Room with Utility Room, 'LUSSO' Luxury Fitted Bathroom, En Suite Shower Room, Herringbone Wood Flooring, Gas Heating To Radiators, West Facing Rear Garden with Large Garden Room/Office, Ground Floor W.C., Off Street Parking To Front With EV Charging Point.

This fantastic family home is ideally located within the catchment for excellent schooling and a short stroll to local shops, Pubs/Restaurants and Broxbourne Railway Station with its excellent service into London.

- SUPERBLY PRESENTED EXTENDED FOUR BEDROOM SEMI DETACHED HOUSE
- EN SUITE SHOWER ROOM
- WEST FACING GARDEN WITH LARGE GARDEN ROOM/OFFICE
- SHORT WALK TO BROXBOURNE STATION
- 25'4 X 21' STUNNING KITCHEN/FAMILY ROOM
- UTILITY ROOM & GROUND FLOOR W.C.
- PARKING FOR SEVERAL CARS WITH EV CHARGING POINT
- 'LUSSO' LUXURY BATHROOM/W.C
- BAY FRONTED LOUNGE
- CATCHMENT FOR EXCELLENT SCHOOLING



ACCOMMODATION

Entrance door to:

ENTRANCE PORCH

6'8 x 2'8 (2.03m x 0.81m)

Quarry tiled floor. Door to:

RECEPTION HALL

14'7 x 6 (4.45m x 1.83m)

Side aspect uPVC double glazed window. Coved ceiling. Herringbone wood flooring. Understairs storage cupboard. Contemporary column radiator. Cloaks cupboard.

GROUND FLOOR W.C

6'5 x 2'9 (1.96m x 0.84m)

Side aspect uPVC double glazed window. Low level W.C. Wash hand basin. Herringbone wood flooring. Contemporary column radiator.

LOUNGE

14'3 max x 12'2 (4.34m max x 3.71m)

Front aspect uPVC double glazed window with fitted wooden shutter blinds. Herringbone wood flooring. Coved ceiling. Picture rail. Radiator.

STUNNING KITCHEN/FAMILY ROOM

25'4 max x 21 max (7.72m max x 6.40m max)

Rear aspect double glazed bi-folding doors. Range of contemporary wall, base and drawer units with quartz stone worksurfaces over. Large island unit with inset stainless steel sink. Integrated dishwasher. Integrated full height fridge and separate full height freezer. Built in electric double oven and microwave oven. Induction hob with concealed extractor fan above. Recessed ceiling spotlights. Two vertical radiators. Air conditioning unit. Fitted cabinetry and shelving to one wall. Herringbone wood flooring. Large sky light. Door to:

UTILITY ROOM

8'5 x 6'3 (2.57m x 1.91m)

Side aspect composite 'Barn' style door to side. Fitted cabinets to one wall. Plumbing for washing machine. Herringbone wood flooring.

FIRST FLOOR LANDING

8'11 x 7'10 (2.72m x 2.39m)

Side aspect uPVC double glazed window. Stairs up to second floor.

BEDROOM 2

13'4 into bay x 10'9 (4.06m into bay x 3.28m)

Front aspect uPVC double glazed bay window with fitted wooden shutter blinds. Storage cupboard. Radiator.

BEDROOM 3

11'6 x 10'5 (3.51m x 3.18m)

Rear aspect uPVC double glazed window. Built in wardrobe. Radiator.

BEDROOM 4

8'9 max x 7'7 (2.67m max x 2.31m)

Front aspect uPVC double glazed window. Radiator.

LUXURY BATHROOM/W.C

7'10 x 5'9 (2.39m x 1.75m)

Two rear aspect uPVC double glazed windows. 'LUSSO' Suite comprising of Stone bath with mixer tap and separate shower unit and glazed screen Contemporary wash stand with large rectangular basin. Low level W.C. Polished porcelain tiling. Recessed ceiling spotlights. Extractor fan. Chrome heated towel rail.

SECOND FLOOR LANDING

Door to:

BEDROOM 1

18'2 x 12'2 (5.54m x 3.71m)

Rear aspect uPVC double glazed double doors with Juliette balcony. Two VELUX windows. Radiator. Recessed ceiling spotlights. Cupboard housing wall mounted gas boiler. Water softener. Door to:

EN SUITE SHOWER ROOM/W.C

Rear aspect uPVC double glazed window. Large walk in shower with Liquorice wall tiling. Gold shower fittings and shower head. Wall mounted LUSSO wash basin. Recessed ceiling spotlights. Heated towel rail. Extractor fan.

OUTSIDE

FRONT GARDEN

Block paved driveway providing off street parking. Pedestrian side access. EV Charging point.

REAR GARDEN

West facing. 50ft deep (To front of Outbuilding). Large paved patio, laid to lawn with shingled area to side. Raised Vegetable planters. Flower bed to one side retained by timber sleepers. Outside tap. Outside lights. Power points. Bike store which forms part of the outbuilding/garden room.

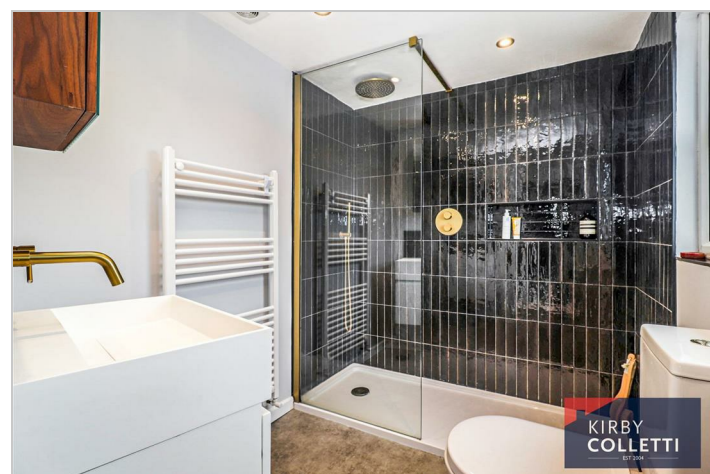
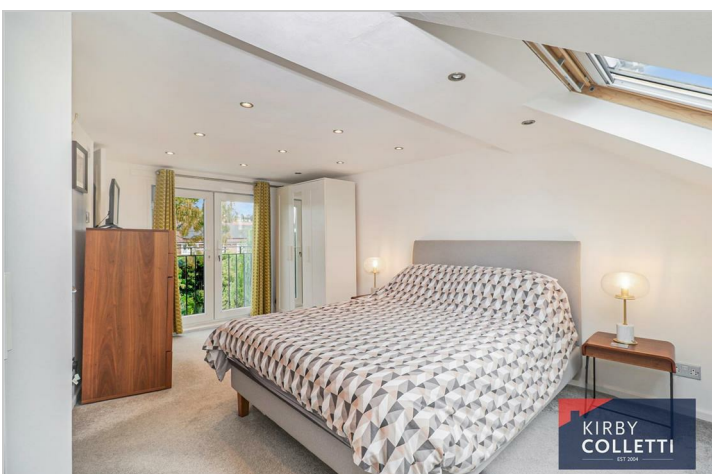
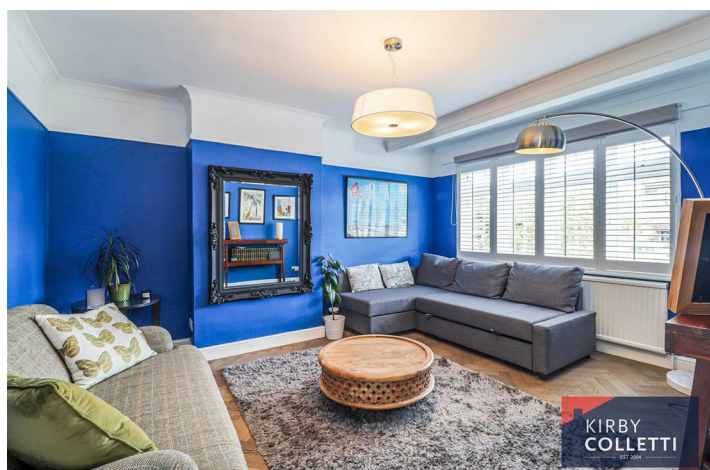
GARDEN ROOM

15'3 x 10'9 (4.65m x 3.28m)

Recessed ceiling spotlights. Wooden flooring. uPVC double glazed window. Open to Study Area 6'6 x 6'6

AGENTS NOTES

COUNCIL TAX: Band E. Borough Of Broxbourne



Road Map



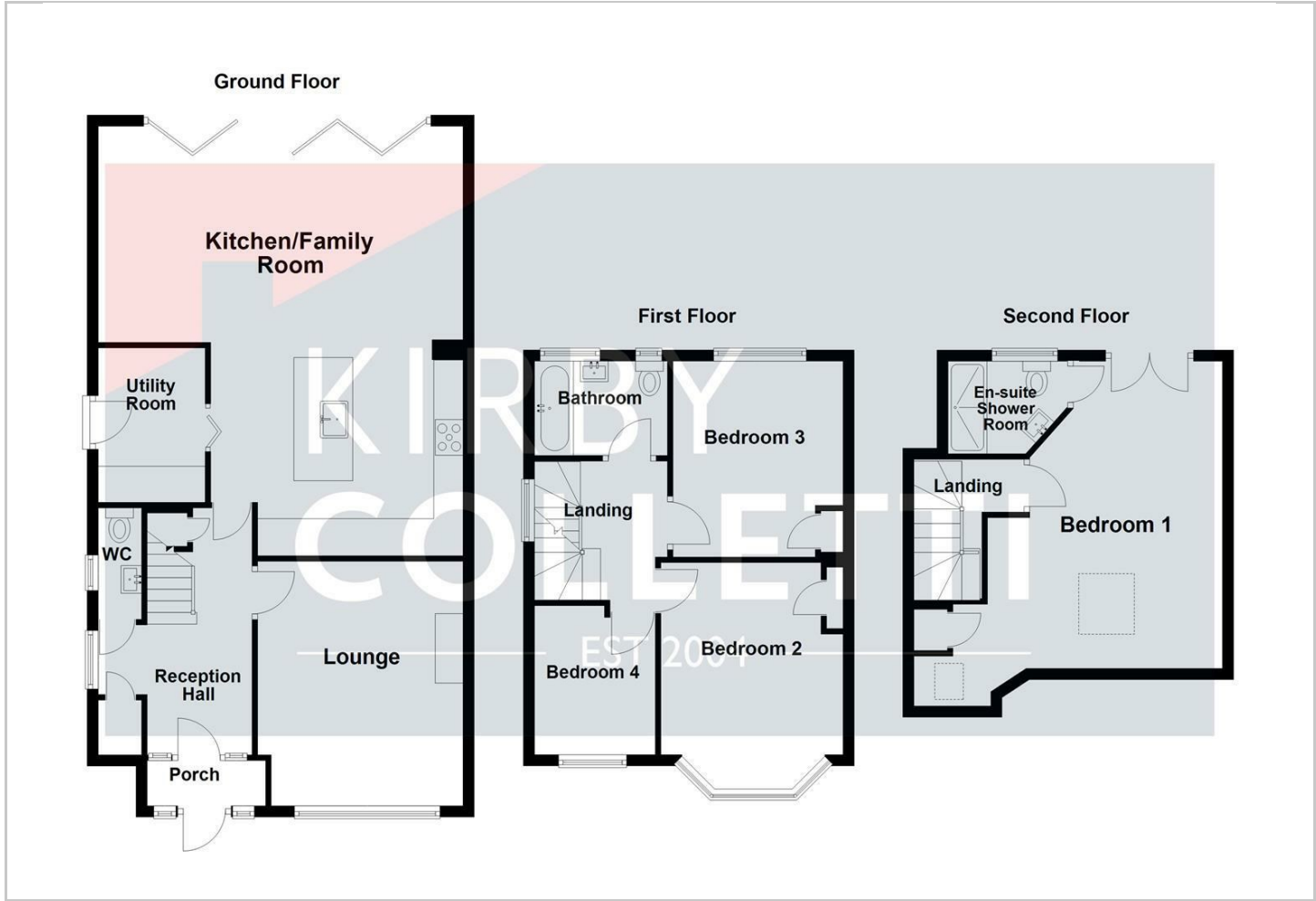
Hybrid Map



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

