



12 Grenville Avenue

Broxbourne EN10 7DH

Offers In Excess Of £500,000



*** IN NEED OF COMPLETE MODERNISATION*** Kirby Colletti are pleased offer this Three Bedroom Semi Detached House which is offering excellent scope to modernise and extend subject to planning permission.

Situated in this highly sought after residential area within easy access to all local amenities including Broxbourne Secondary School, Broxbourne CE Primary School, Hertfordshire Golf & Country Club, Local Shops/Restaurants, River Lea and Broxbourne's Railway Station with it's excellent service into London Liverpool Street & Stratford.



Accommodation

Front door to:

Entrance Porch

6'9 x 3'1 (2.06m x 0.94m)

Tiled floor. Door to:

Entrance Hall

14'6 x 5'11 (4.42m x 1.80m)

Side aspect window. Stairs to first floor.

Understairs storage cupboard. Door to:

Lounge

14'10 x 12 (4.52m x 3.66m)

Front aspect window.

Dining Room

12 x 11'5 (3.66m x 3.48m)

Casement door to rear garden.

Kitchen

8'6 x 7'4 (2.59m x 2.24m)

Rear aspect window. Door to Lento. Storage cupboard.

First Floor Landing.

8'5 x 7'3 (2.57m x 2.21m)

Side aspect window. Loft access.

Bedroom One

13'5 into bay x 10'8 (4.09m into bay x 3.25m)

Front aspect bay window. Fireplace.

Bedroom Two

11'7 x 10'8 (3.53m x 3.25m)

Rear aspect window.

Bedroom Three

8'3" x 7'4" (2.51m" x 2.24m")

Front aspect window.

Bathroom

5'6 x 5'4 (1.68m x 1.63m)

Rear aspect window. White suite comprising panel enclosed bath. Wash hand basin. Half tiled walls.

Separate WC

5'6 x 2'3 (1.68m x 0.69m)

Rear aspect window. Low level W.C.

Exterior

Rear Garden

Approximately 38ft.

Front Garden

Driveway providing off street parking. Side pedestrian access.

Garage

Up & Over door.

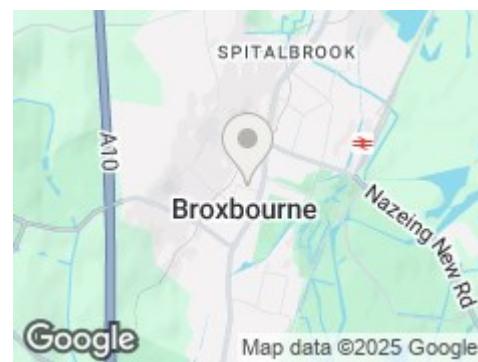
Road Map



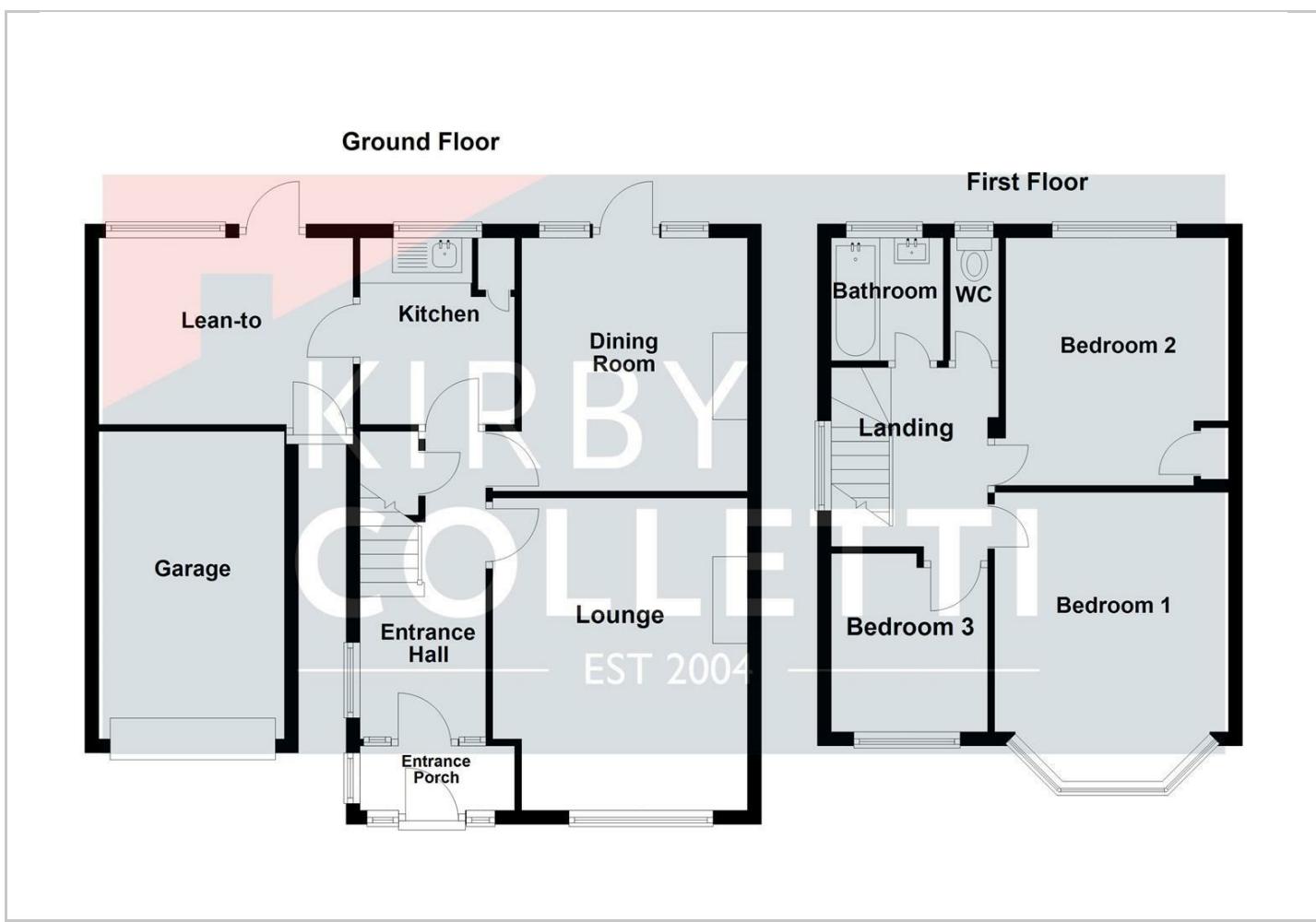
Hybrid Map



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.

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	23	
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		