

**KIRBY  
COLLETTI**  
EST 2004

42 Woodstock Road, Broxbourne, EN10 7NT

**Offers In Excess Of £980,000**







KIRBY  
COLLETTI

EST 2004

# 42 Woodstock Road

Broxbourne, EN10 7NT

- SUPERB INDIVIDUAL DETACHED HOME
- FOUR/FIVE BEDROOMS
- EN SUITE TO BEDROOM TWO
- STUNNING 21ft x 17 KITCHEN/DINING ROOM
- DETACHED DOUBLE GARAGE & AMPLE PARKING
- FANTASTIC SOUTH FACING REAR GARDEN
- DRESSING ROOM/BEDROOM 5 & EN SUITE SHOWER TO PRINCIPAL SUITE
- THREE RECEPTION ROOMS
- UTILITY ROOM
- HIGHLY SOUGHT AFTER LOCATION

KIRBY COLLETTI are delighted to market this SUPERB INDIVIDUAL FOUR/FIVE BEDROOM DETACHED HOUSE with fantastic South facing rear garden. Situated in this highly desirable residential location which is within the catchment for OFSTED Outstanding Schooling and a short walk to Hoddesdon Town Centre, Barclay Park and Broxbourne's Railway Station with its excellent service into London.

Some of the many quality features include Reception Hall, Lounge, Sitting Room, Study, Quality Fitted 21ft x 17ft Kitchen/Dining Room, Ground Floor W.C, Principal Bedroom Suite with En Suite Shower and Dressing Room/Bedroom 5. En Suite to Bedroom 2, Family Bathroom/W.C. Detached Double Garage and Ample Parking.



## ACCOMMODATION

### RECEPTION HALL

**GROUND FLOOR W.C.** 5'6 x 4'2 (1.68m x 1.27m )

**STUDY** 9'6 x 6'6 (2.90m x 1.98m)

### LOUNGE

18 x 13'8 at widest points (5.49m x 4.17m at widest points)

**KITCHEN/DINING ROOM** 21'3 x 17'6 (6.48m x 5.33m)

### SITTING ROOM

17'2 x 16'6 at widest point (5.23m x 5.03m at widest point)

**UTILITY ROOM** 8'3 x 8'2 (2.51m x 2.49m)

### FIRST FLOOR LANDING







## **PRINCIPAL BEDROOM**

21'7 x 11'1 at widest points (6.58m x 3.38m at widest points)

## **DRESSING ROOM/ BEDROOM FIVE**

9'11 x 7'11 (3.02m x 2.41m)

## **EN SUITE SHOWER ROOM/W.C**

## **BEDROOM 2**

13'1 x 11'5 (3.99m x 3.48m)

## **EN SUITE SHOWER/W.C**

## **BEDROOM 3**

16'5 x 8'5 (5.00m x 2.57m)

## **BEDROOM 4**

15 x 8'9 (4.57m x 2.67m)

## **BATHROOM/W.C**

## **OUTSIDE**

## **REAR GARDEN**

**DETACHED DOUBLE GARAGE** 18 x 17 (5.49m x 5.18m)

## **FRONT GARDEN**

## **AGENTS NOTES**



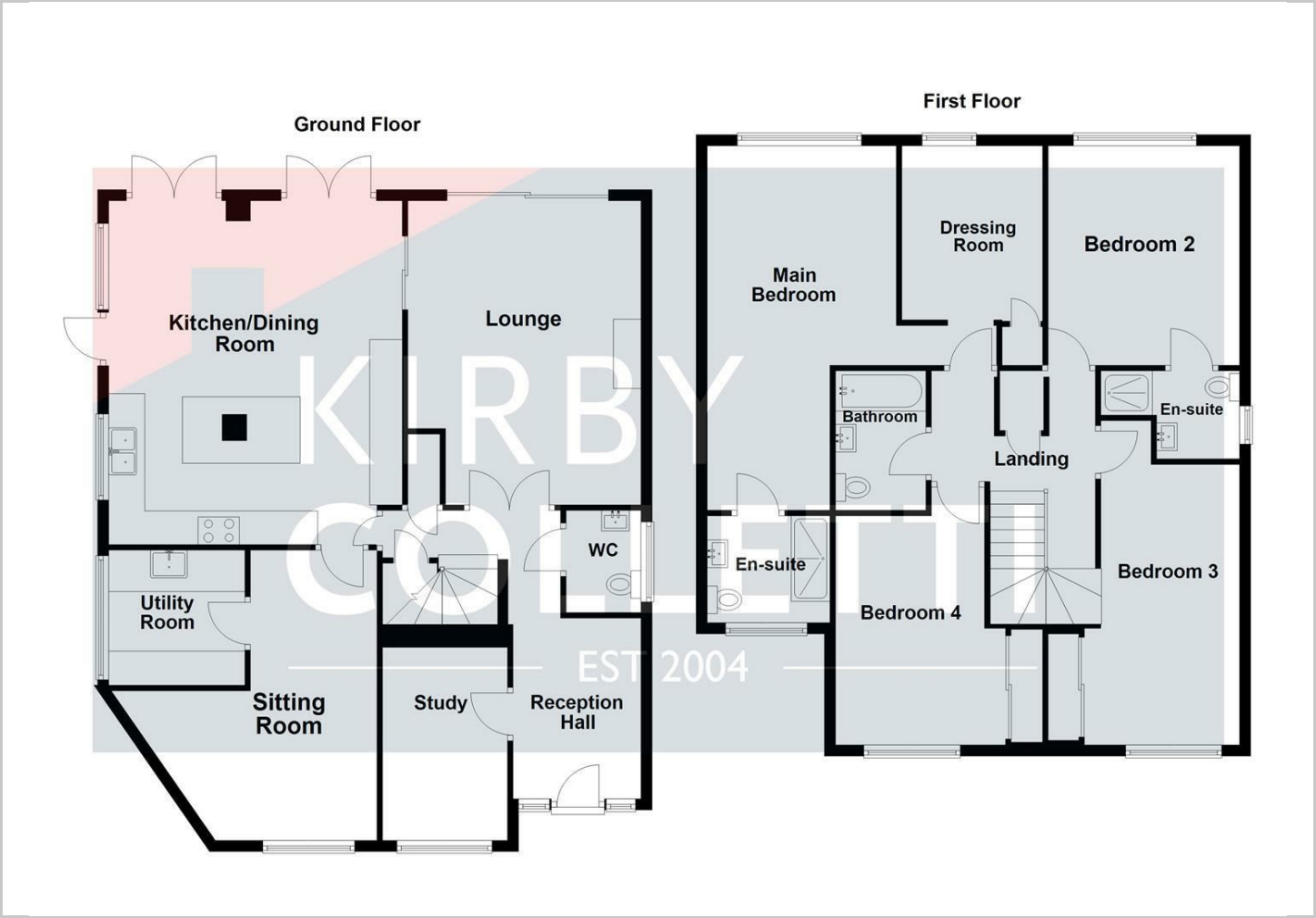




**KIRBY  
COLLETTI**  
EST 2004



Floor Plans

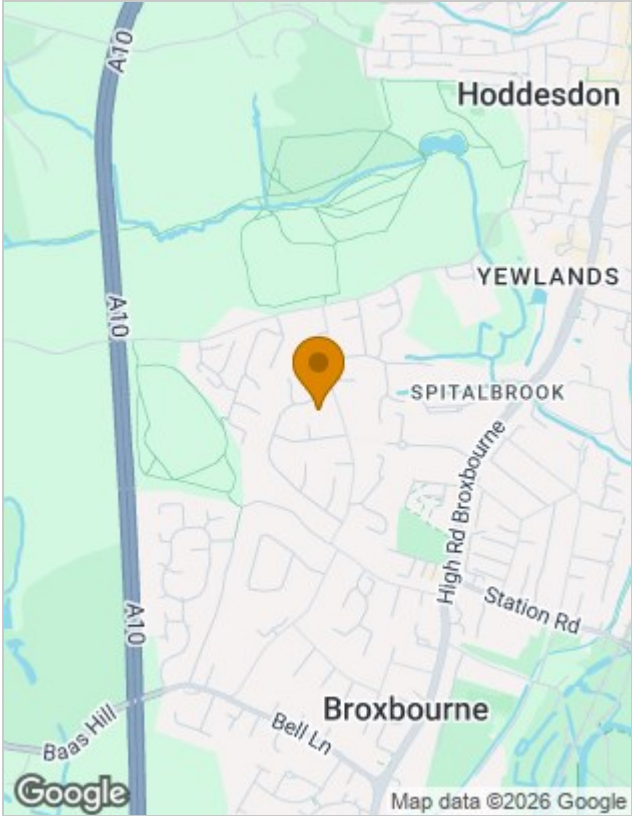


Viewing

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

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Location Map



Energy Performance Graph

