



54 Winford Drive

Broxbourne, EN10 6PP

Price £495,000



KIRBY COLLETTI are delighted to offer this SUPERBLY PRESENTED THREE BEDROOM MID-TERRACED HOUSE, situated within this highly regarded residential location. The property provides approximately 1,250 sq. ft. of well-proportioned accommodation and benefits from a South Facing Garden, Three Reception Areas, Ground Floor W.C and Shower Room/W.C.

Further features include uPVC Double Glazing, Gas Central Heating, Garage and Driveway providing Off-Street Parking. The property is ideally positioned for excellent local schooling and is within walking distance of Broxbourne Railway Station, providing fast and direct services into London Liverpool Street. The Lea Valley Regional Park is also close by, offering a wealth of countryside, walking and recreational facilities.

- SUPERBLY PRESENTED THREE BEDROOM EXTENDED TERRACED HOUSE
- APPROX. 1250 sqft
- HIGHLY REGARDED RESIDENTIAL LOCATION
- SOUTH FACING GARDEN
- THREE RECEPTION AREAS
- GROUND FLOOR W.C
- SHOWER ROOM W/C
- GAS HEATING TO RADIATORS
- CATCHMENT FOR EXCELLENT SCHOOLING
- WALKING DISTANCE TO BROXBORNE STATION



ACCOMMODATION

Entrance door to:

RECEPTION HALL

Stairs up to first floor. Large walk in cupboard. Door to garage. Door to:

GROUND FLOOR W.C

5'1 x 2'7 (1.55m x 0.79m)

Low level W.C. Wash hand basin.

LOUNGE

13'11 x 12'4 (4.24m x 3.76m)

Front aspect uPVC double glazed bow window. Door to:

DINING ROOM

10'4 x 10'2 (3.15m x 3.10m)

Door to Kitchen and Opening to:

SITTING ROOM

17'5 x 9 (5.31m x 2.74m)

Rear aspect uPVC double glazed window and sliding patio door to garden. Opening to Kitchen.

KITCHEN

10'11 x 8'8 (3.33m x 2.64m)

Range of matching wall and base units with worksurfaces over. Built in electric oven and gas hob. Plumbing for washing machine and dishwasher. Recessed ceiling spotlights. Single drainer sink unit.

LANDING

9'10 x 7 (3.00m x 2.13m)

Airing cupboard.

BEDROOM 1

14'1 max x 10'2 (4.29m max x 3.10m)

Front aspect full height window.

BEDROOM 2

12 x 10'6 (3.66m x 3.20m)

Rear aspect window. Built in wardrobe recess.

BEDROOM 3

8'11 x 8'9 (2.72m x 2.67m)

Front aspect window. Built in cupboard.

SHOWER ROOM/W.C

6'10 x 5'7 (2.08m x 1.70m)

Rear aspect window. Corner shower cubicle. Low level W.C. Pedestal wash hand basin. Tiled floor. Radiator.

OUTSIDE

FRONT GARDEN

Driveway providing off street parking and access to:

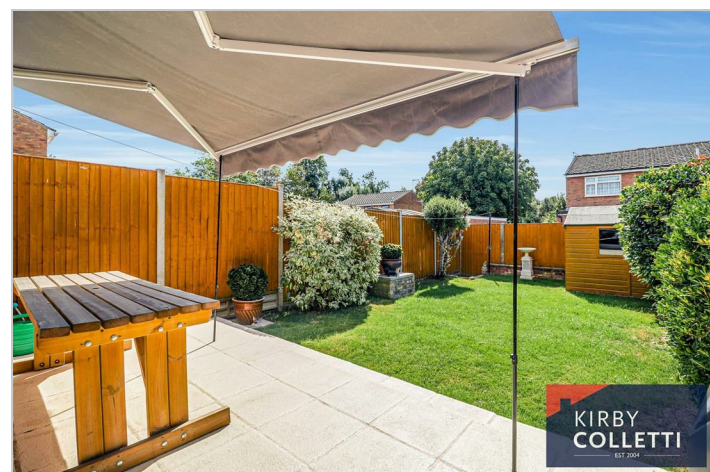
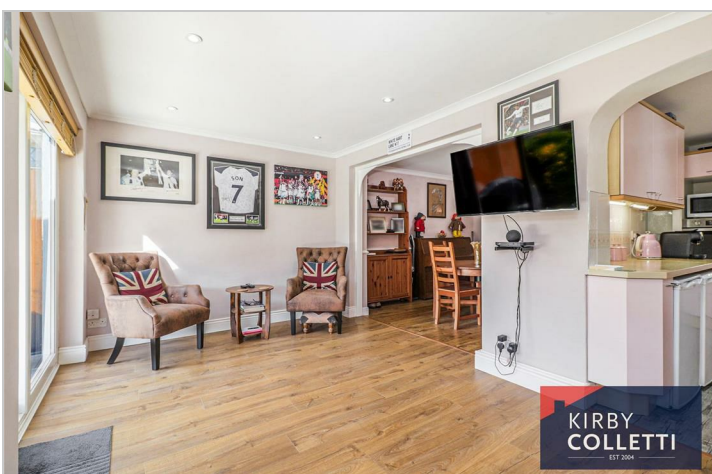
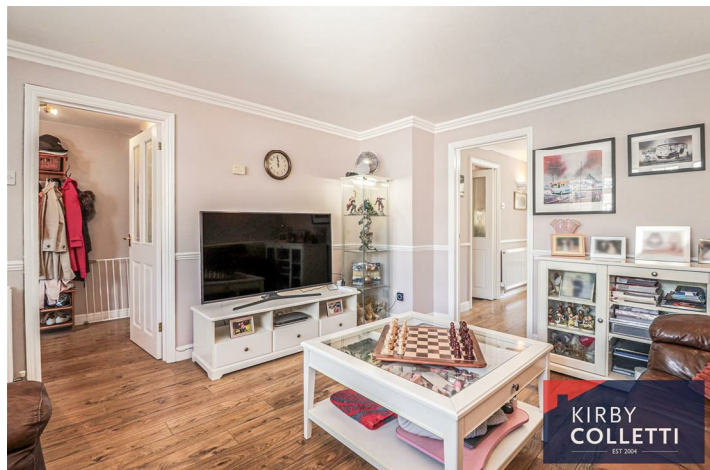
GARAGE

17'2 x 8'3 (5.23m x 2.51m)

Automated roller shutter door. Wall mounted gas boiler.

REAR GARDEN

36ft deep. South facing. Paved patio with remainder laid to lawn. Outside tap, Outside light.



Road Map



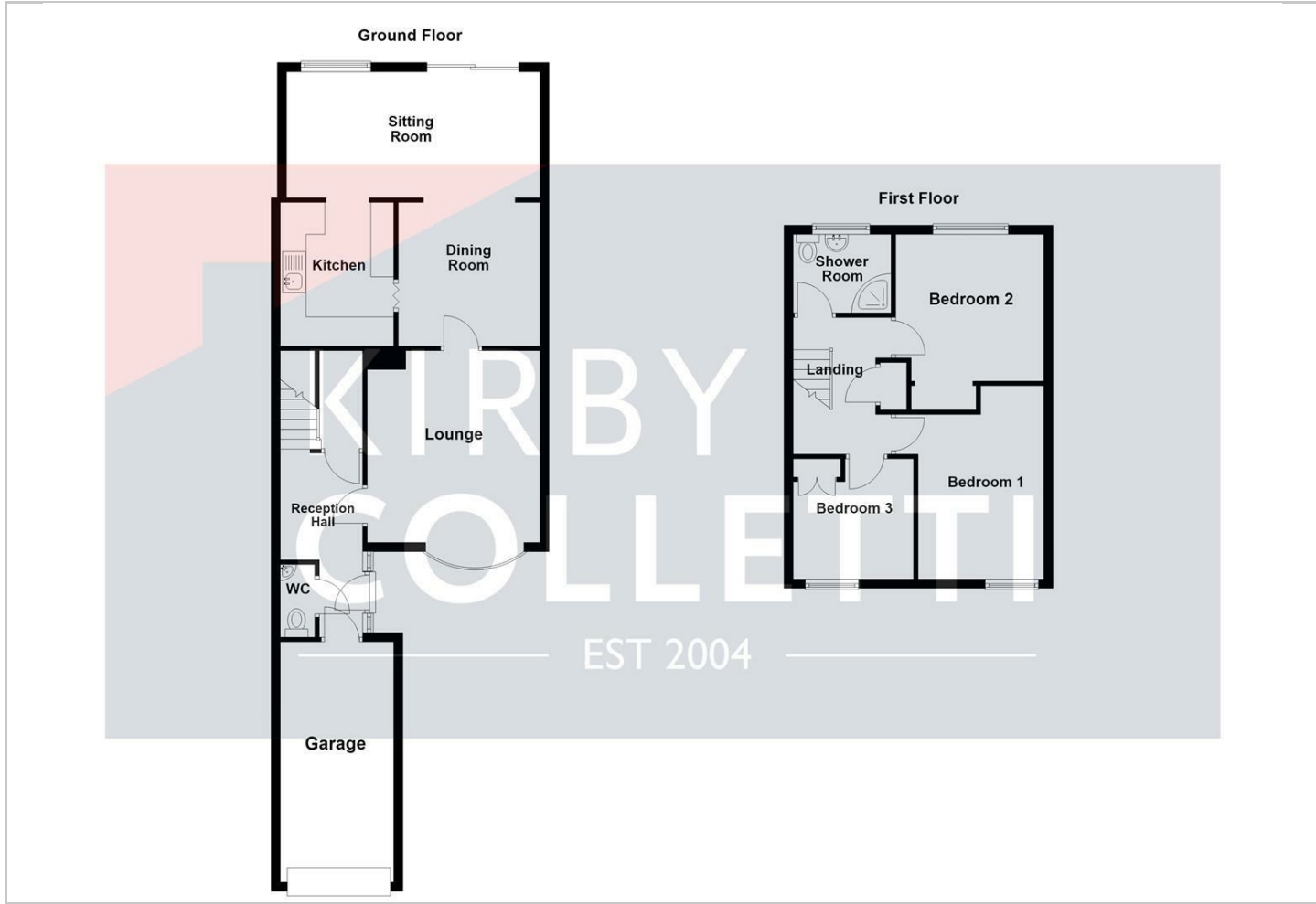
Hybrid Map



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

