



16 Silverfield

Broxbourne, EN10 6PD

Price £549,950



KIRBY COLLETTI are delighted to market this superbly presented THREE BEDROOM EXTENDED END OF TERRACE HOUSE. Perfectly positioned for modern living, the property is within walking distance of Broxbourne Railway Station, moments away from Wormley Primary School, and within the catchment area for the prestigious The Broxbourne School. Nature lovers and fitness enthusiasts will also appreciate the close proximity to the beautiful Lea Valley Park and River Lea, offering miles of scenic towpaths and national cycle routes right on your doorstep.

The Ground Floor

Entrance Hall: A welcoming and spacious entrance hall that includes a convenient ground-floor W.C.

Living Room: A bright, airy, and generous 16ft living space positioned at the front of the home.

Kitchen / Family Room: The undisputed heart of the home. This stunning 20ft extended space features sleek white high-gloss units, premium quartz stone work surfaces, and a full range of integrated appliances.

The First Floor & Exterior

Bedrooms: Two well-proportioned double bedrooms and a comfortable single bedroom.

Bathroom: A contemporary, re-fitted family bathroom suite.

Comforts: Enhanced by gas central heating and uPVC double glazing throughout.

Front Exterior: Off-street parking for two vehicles, an EV charging point, and a garage.

Rear Garden: A low-maintenance 34ft rear garden featuring premium artificial grass and a large wooden decked terrace, perfect for outdoor dining, relaxing, and socializing.

- SUPERBLY PRESENTED THREE BEDROOM HOUSE
- GROUND FLOOR W.C
- uPVC DOUBLE GLAZING
- APPROX. 1350 sq ft
- HIGHLY REGARDED LOCATION
- 16ft LOUNGE
- SHORT WALK TO BROXBOURNE RAILWAY STATION
- STUNNING 20ft KITCHEN/FAMILY ROOM
- GAS HEATING TO RADIATORS
- CATCHMENT FOR BROXBOURNE SCHOOL



ACCOMMODATION

Sliding door to:

ENTRANCE PORCH

6'3 x 1'7 (1.91m x 0.48m)

Door to:

RECEPTION HALL

14'8 x 5'10 (4.47m x 1.78m)

Stairs up to first floor.

GROUND FLOOR W.C

5'9 x 2'9 (1.75m x 0.84m)

Low level W.C Wash hand basin with cupboard under. Fully tiled walls and floor.

LOUNGE

16'2 x 12'11 (4.93m x 3.94m)

Front aspect window.

STUNNING KITCHEN/FAMILY ROOM

20'4 x 18'8 max (6.20m x 5.69m max)

Rear aspect window and doors to rear garden. Range of White high gloss wall and base units with deep pan drawers and pull out ladders with quartz stone worksurfaces over. Island unit with electric hob with extractor canopy over. Integrated appliances to include dishwasher, washing machine, double built in electric oven, wine cooler. Polished porcelain tiled floor. Tubular radiator. Two storage cupboards.

FIRST FLOOR LANDING

10 x 6'10 (3.05m x 2.08m)

Access to loft. Airing cupboard.

BEDROOM 1

14'3 into recess x 12'2 (4.34m into recess x 3.71m)

Front aspect window.

BEDROOM 2

12'2 x 10'6 (3.71m x 3.20m)

Rear aspect window. Built in wardrobes.

BEDROOM 3

9 x 6'9 (2.74m x 2.06m)

Front aspect window. Built in cupboard.

BATHROOM/W.C

6'8 x 5'4

Rear aspect window. Fully tiled walls and floor. Shower ended bath. Low level W.C and Wash hand basin with cupboard under.

EXTERIOR

REAR GARDEN

34 ft deep. Laid with artificial grass and timber decked terrace to rear. Outside tap and lights.

FRONT GARDEN

Parking to front and access to Garage, complete with EV charging point.

GARAGE

16'10 x 8'3 (5.13m x 2.51m)

AGENTS NOTES

COUNCIL TAX: BAND E - Borough Of Broxbourne



Road Map



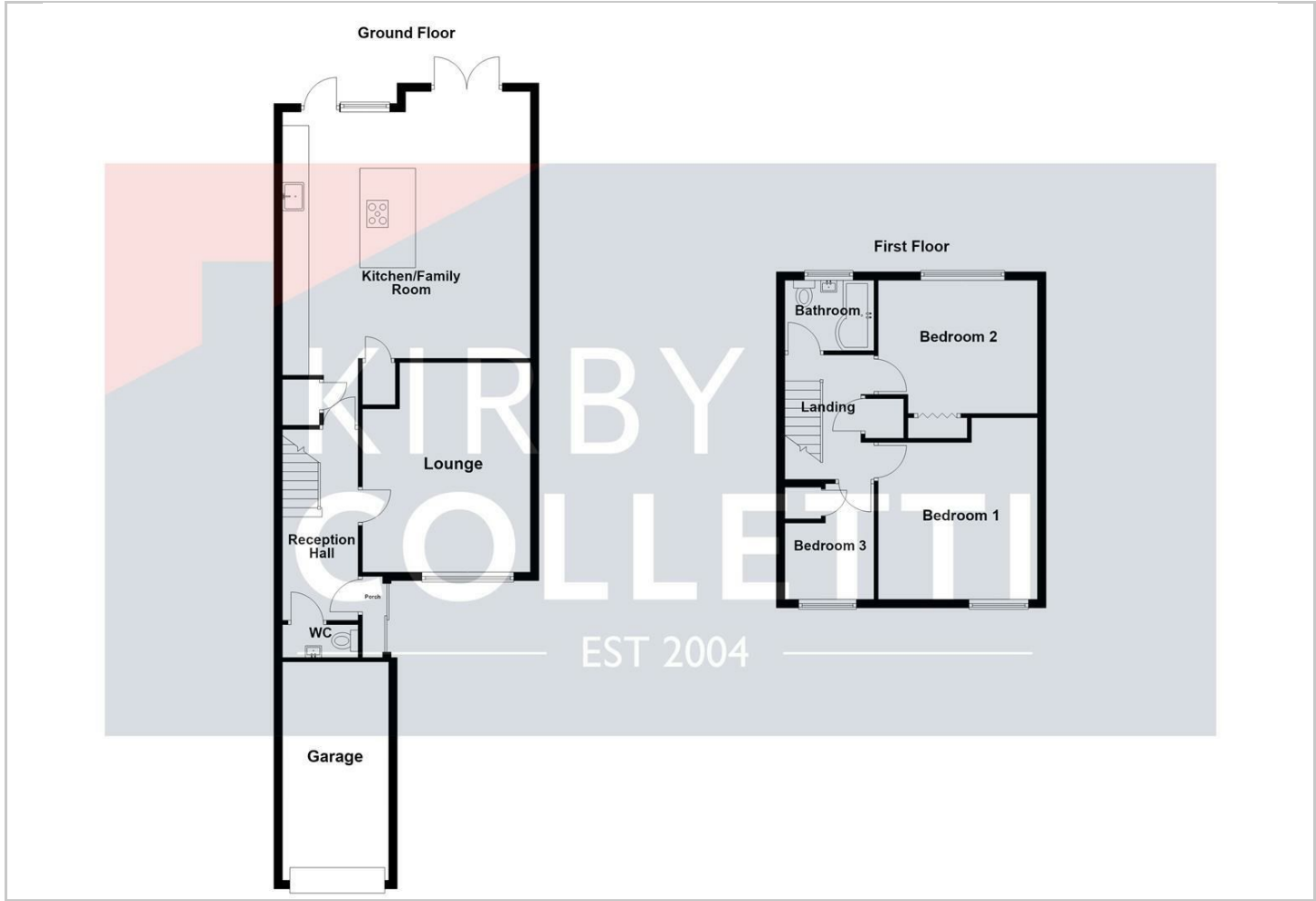
Hybrid Map



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.

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Energy Efficiency Graph

