



## 37 Westlea Road

Broxbourne, EN10 6JF

**Price £415,000**



KIRBY COLLETTI are delighted to bring to market this charming TWO DOUBLE BEDROOM VICTORIAN COTTAGE which has been maintained to an excellent standard throughout. Located within a short walk to the River Lea, Local Shops, Parks, Schools and just over a mile to Broxbourne Railway Station with its frequent service into London.

The property features Lounge, Dining Room, Conservatory, Fitted Kitchen, Ground Floor Bathroom/W.C, 67ft South Facing Rear Garden, Gas Heating To Radiators, uPVC Double Glazing and Off Street Parking To Front.

- CHARMING SEMI DETACHED COTTAGE
- FITTED KITCHEN
- GAS HEATING TO RADIATORS
- CLOSE TO SCHOOLS & BR STATION

- TWO DOUBLE BEDROOMS
- GROUND FLOOR BATHROOM
- 67ft SOUTH FACING GARDEN

- THREE RECEPTION ROOMS
- uPVC DOUBLE GLAZING
- OFF STREET PARKING



## ACCOMMODATION

Entrance door to:

### ENTRANCE HALL

Stairs up to first floor.

### LOUNGE

12 x 9'11 (3.66m x 3.02m)

Front aspect uPVC double glazed window. Feature fireplace with shelving to either side.. Radiator.

### DINING ROOM

12 x 8'11 (3.66m x 2.72m)

Under stairs storage cupboard. Opening to Kitchen and opening to Conservatory. Radiator. Wooden flooring.

### CONSERVATORY

9'9 x 8 (2.97m x 2.44m)

uPVC Double glazed windows and doors to rear garden. Wooden flooring. Electric heater.

### FITTED KITCHEN

10'6 x 6'8 (3.20m x 2.03m )

Side aspect uPVC Range of Cream wall and base units with rolled edge worksurfaces over. Stainless steel circular sink unit. Integrated fridge/freezer. Space for range cooker. Plumbing for dishwasher. Recessed ceiling spotlights. Tiled floor. Door to:

### REAR LOBBY

6'8 x 2'6 (2.03m x 0.76m)

Wall mounted gas boiler. Plumbing for washing machine.

### GROUND FLOOR BATHROOM/W.C

6'8 x 5'9 (2.03m x 1.75m)

Rear aspect uPVC double glazed window. Panel enclosed bath with separate shower unit and tiled

surround. Toilet with concealed cistern. Wash hand basin with cupboard under. Chrome heated towel rail. Tiled floor.

### LANDING

Doors to both bedrooms

### BEDROOM 1

12'2 x 9'11 (3.71m x 3.02m)

Front aspect uPVC double glazed window. Built in cupboard. Radiator.

### BEDROOM 2

12'2 x 9'1 (3.71m x 2.77m)

Rear aspect uPVC double glazed window. Built in cupboard. Radiator. Laminated wood flooring.

### EXTERIOR

#### REAR GARDEN

67ft deep. South facing. Block paved patio, laid to lawn with mature shrubs and flower borders. Brick built shed with power and light connected. Pedestrian side access.

#### FRONT GARDEN

Block paved drive to front with fenced blocked area to side.



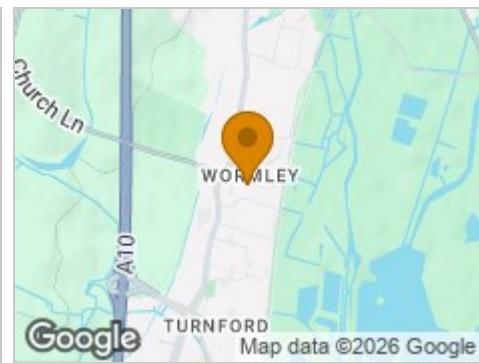
## Road Map



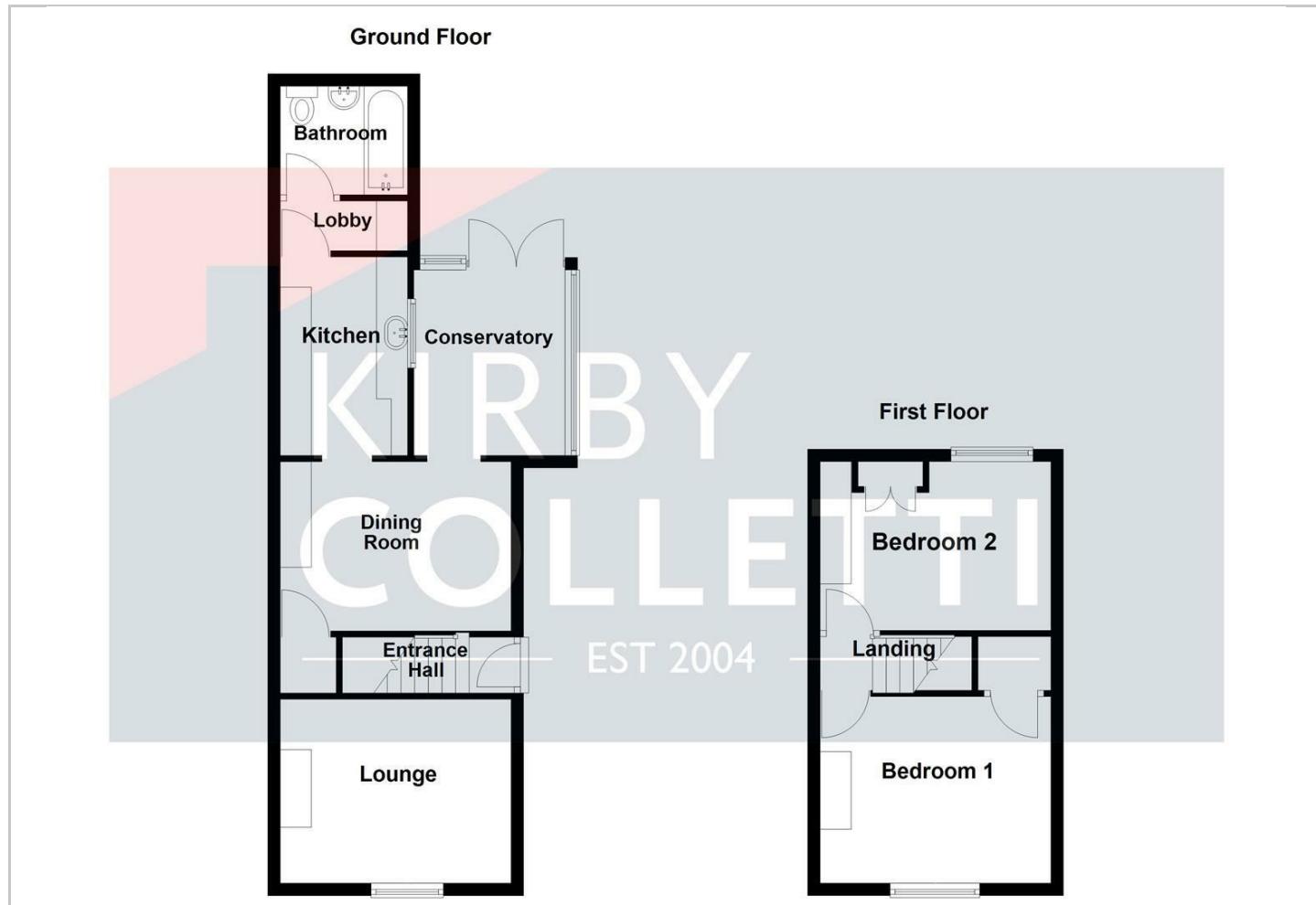
## Hybrid Map



## Terrain Map



## Floor Plan

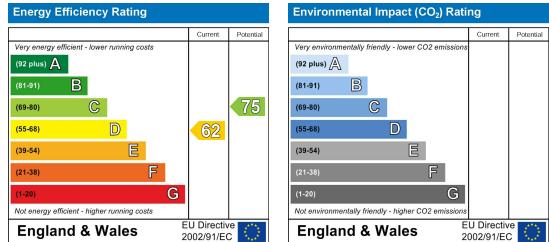


## Viewing

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



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