



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
- TWO DOUBLE BEDROOMS
- THREE RECEPTION ROOMS
- FITTED KITCHEN
- GROUND FLOOR BATHROOM
- uPVC DOUBLE GLAZING
- GAS HEATING TO RADIATORS
- 67ft SOUTH FACING GARDEN
- OFF STREET PARKING
- CLOSE TO SCHOOLS & BR STATION



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.

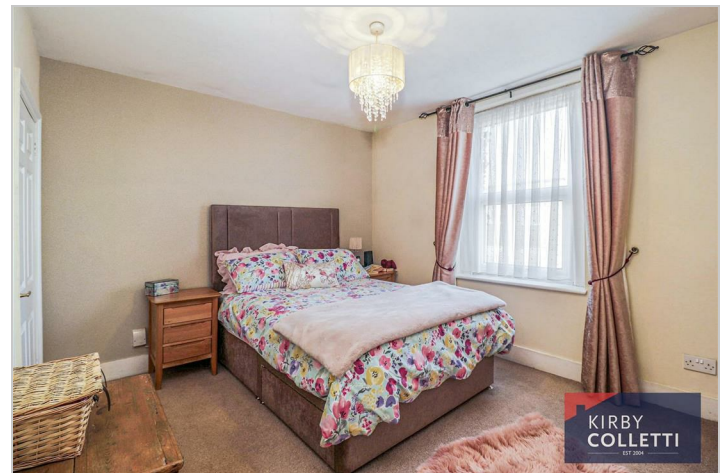
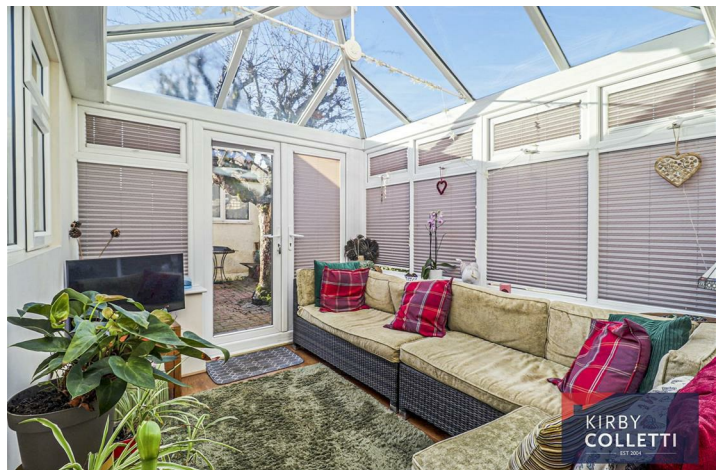
EXTERIOR

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



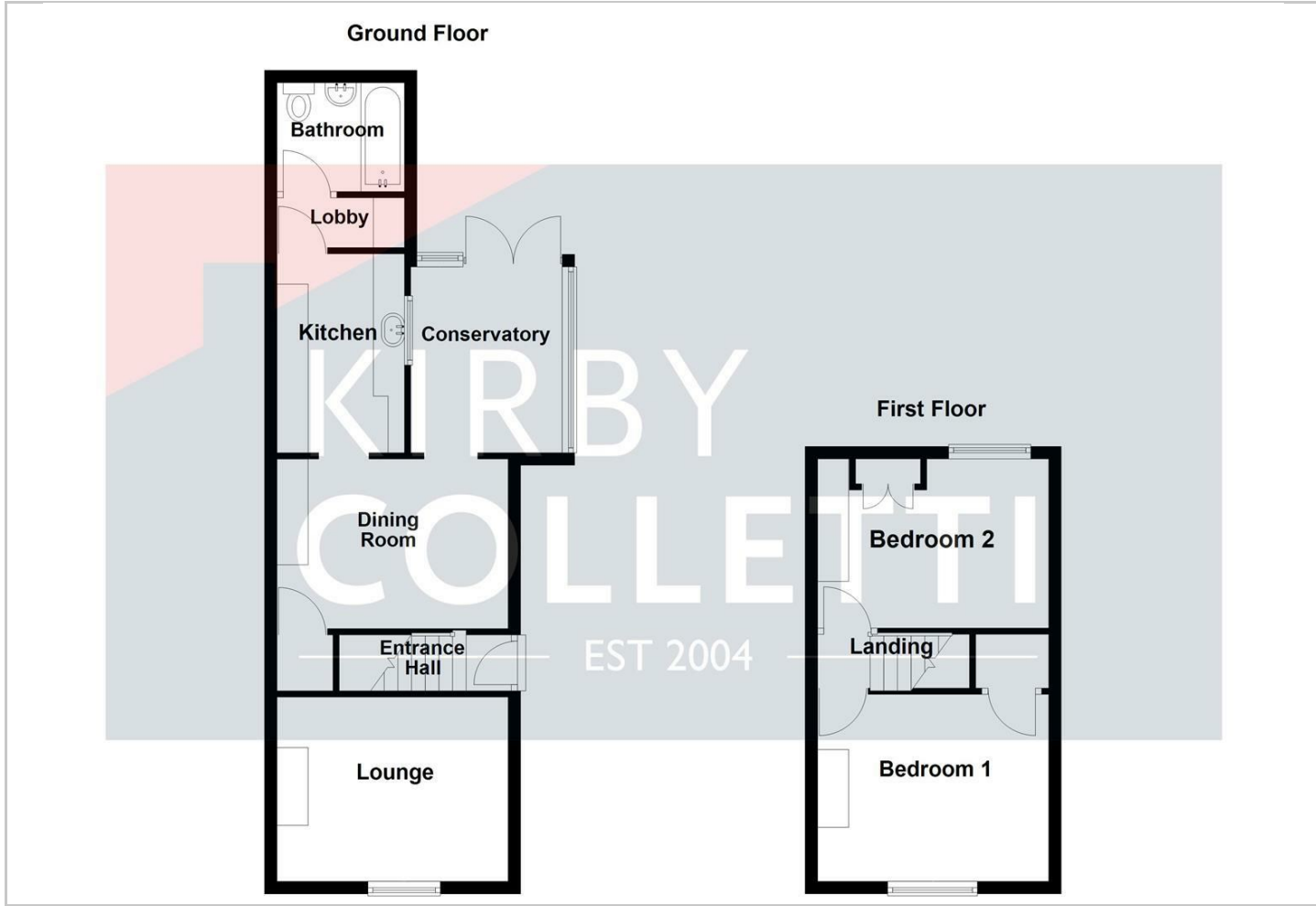
Hybrid Map



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.

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Energy Efficiency Graph

