



## 18 Huntingdon Close

Broxbourne, EN10 6DR

**Guide Price £550,000**



\*\*\* Chain Free \*\*\* KIRBY COLLETTI are delighted to offer this Extended and deceptively spacious THREE BEDROOM SEMI DETACHED HOUSE situated in this sought after cul-de-sac which is located within a short walk to Local Shops, Bus Routes, Broxbourne School, Hertford Regional College and just over a mile to Broxbourne Railway Station and Brookfield Farm Retail Park.

Some of the many features include, L Shape Sitting Room, 19ft Dining Room, Kitchen, Ground Floor Bath/Shower Room/W.C, Upstairs W.C, uPVC Double Glazing, 81ft Rear Garden with Two Brick Built Store Rooms and Off Street Parking for Several Cars.

- Chain Free
- Extended Three Bedroom Semi Detached House
- Sought after Cul-De-Sac
- L Shaped Lounge and Separate 19ft Dining Room
- Ground Floor Bath/Shower Room/W.C
- Double Glazing
- 81ft Rear Garden with Two Brick Built Store Rooms
- Off Street Parking to Front For Several Cars.
- Just over a mile to Broxbourne Railway Station
- Short walk to Local Shops



## Accommodation

uPVC Double glazed front door to:

### Entrance Hall

Stairs to first floor. Double radiator. Door to bath/shower room and dining room.

### Dining Room

19'5 x 10'8 (5.92m x 3.25m)

Front aspect double glazed window. Double radiator. Three wall light points. Laminate flooring. Access to:

### Kitchen

10'5 x 8'5 (3.18m x 2.57m)

Side aspect double glazed window. Range of wall and base mounted units. Roll edged worksurfaces. Inset single drainer stainless steel sink unit mixer tap over. Built in electric four ring hob. Built in oven below. Extractor hood above. Plumbing for washing machine. Space for tumble dryer. Space for fridge. Radiator. Tiled floor.

### Sitting Room

21'10 max x 17'2 max (6.65m max x 5.23m max)

Sliding double glazed patio door to rear garden. Three radiators.

### Bath/Shower Room

10'11 x 6'8 (3.33m x 2.03m)

Side aspect uPVC double glazed window. White suite comprising panel enclosed bath with mixer tap and shower attachment over. Wall hung wash hand basin. Low level W.C. Shower cubicle. Recessed spotlights. Fully tiled walls. Cupboard housing gas central heating boiler.

### First Floor Landing

Side aspect uPVC double glazed window. Airing cupboard.

### Bedroom One

14'3 x 10'6 (4.34m x 3.20m)

Front aspect uPVC double glazed window. Radiator. Recessed spotlights.

### Bedroom Two

12'9 x 9'4 (3.89m x 2.84m)

Rear aspect uPVC double glazed windows. Radiator. Laminate flooring.

### Bedroom Three

9'7 x 8'7 (2.92m x 2.62m)

Rear aspect uPVC double glazed window. Radiator.

### W.C

4'11 x 2'9 (1.50m x 0.84m)

Side aspect uPVC double glazed window. White suite comprising Low level W.C. Wash hand basin. Half tiled walls. Tiled floor.

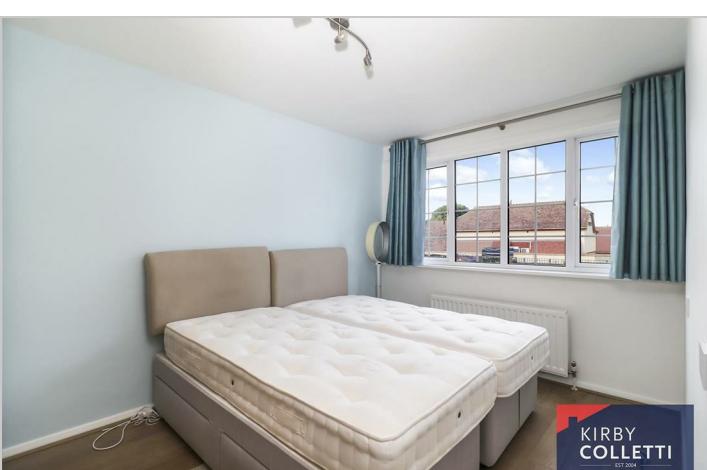
### Exterior

### Rear Garden

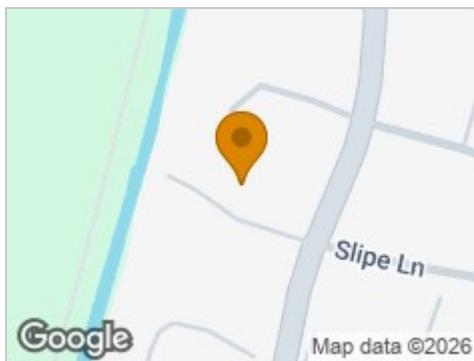
81ft . Paved patio area with lawns. Well stocked shrub borders. Brick built pizza ovens. Two brick built store rooms. Garden shed. Side access to front garden.

### Front Garden

Driveway providing off street parking for several vehicles.



## Road Map



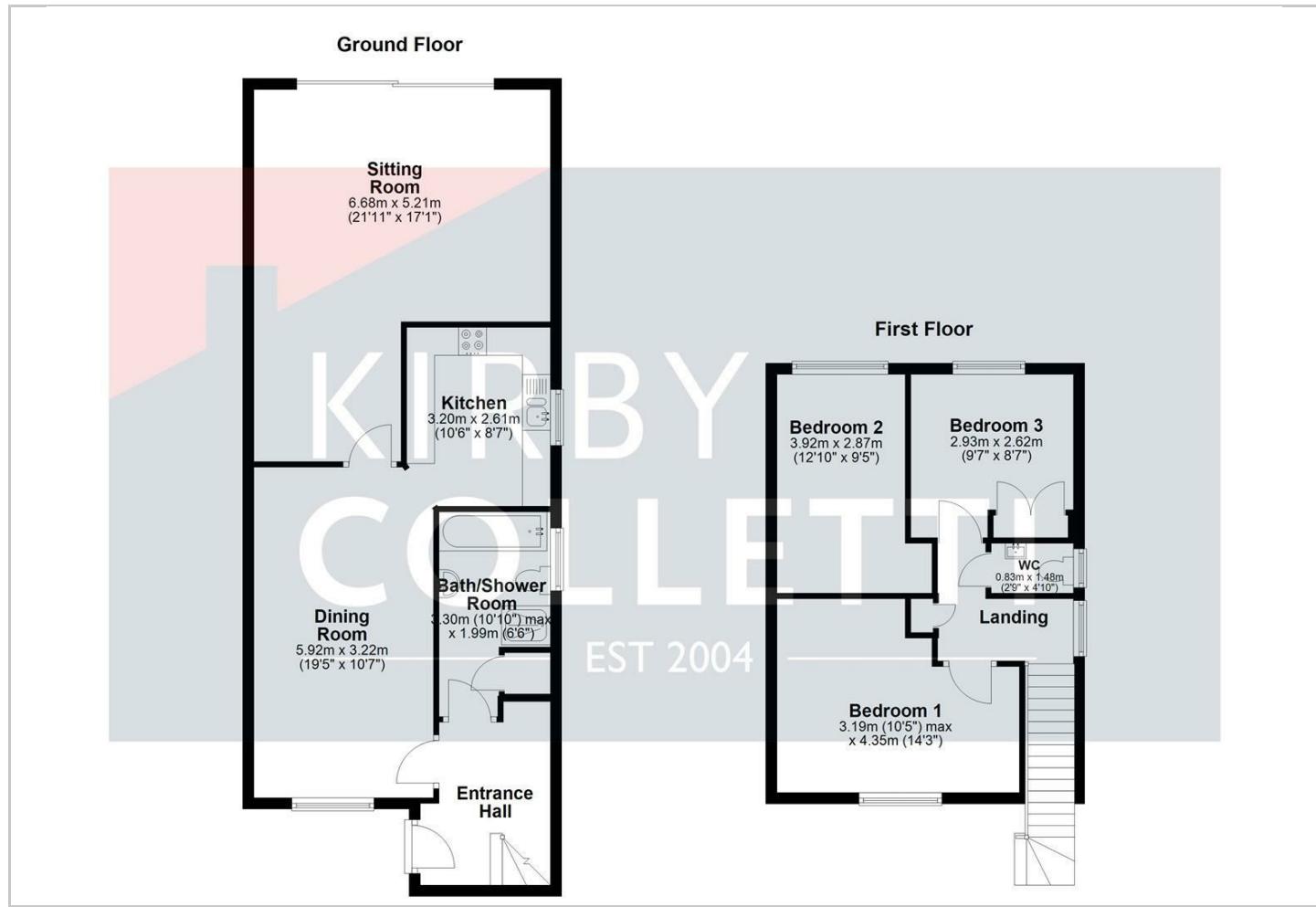
## Hybrid Map



## Terrain Map



## Floor Plan

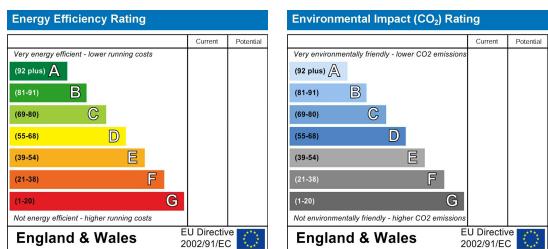


## Viewing

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



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