

KIRBY COLLETTI
EST 2004

7 Dunbar Grove, Broxbourne, EN10 7FQ

Price £765,000

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- **HIGHLY REGARDED SCHOLARS DEVELOPMENT**
- **FOUR DOUBLE BEDROOMS**
- **18ft LIVING ROOM**
- **MOMENTS FROM THE BROXBOURNE SCHOOL**
- **SHORT WALK TO BROXBOURNE RAILWAY STATION**
- **APPROX 1885 sq ft.**
- **18ft FITTED KITCHEN/DINER**
- **LUXURY BATHROOM & EN SUITE SHOWER ROOM**
- **BUILD WARRANTY**
- **LANDSCAPRED REAR GARDEN**



KIRBY COLLETTI are proud to present this stunning FOUR BEDROOM SEMI DETACHED HOUSE with accommodation of approx.1885 sq ft., situated within the prestigious 'The Scholars' development built recently by Chase New Homes.

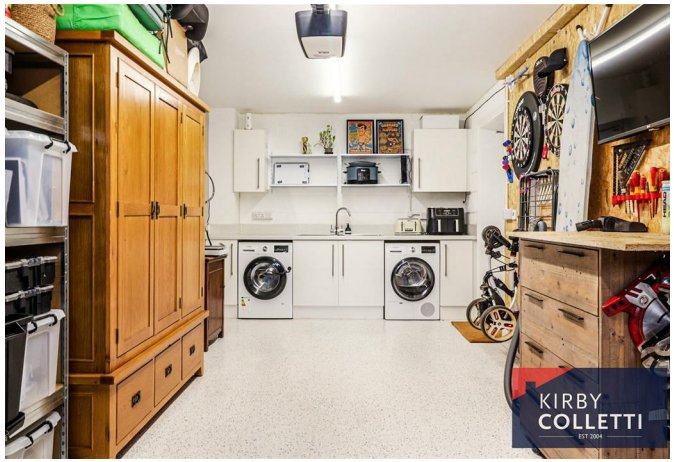
Ideally located just a short walk from the highly regarded Broxbourne Secondary School, Broxbourne Mainline Station (serving London Liverpool Street), the scenic Lea Valley Regional Park, and local amenities, shops, pubs, and restaurants. The Hertfordshire Golf & Country Club and essential road links (A10/M25) are also easily accessible by car.

The ground floor opens into a welcoming, spacious Reception Hall leading a stunning Kitchen/Dining Room with access to the Utility Room/Integral Garage. Also benefits from a Ground Floor W.C.

On the first floor, there is a spacious Living Room, Two Bedrooms and the Family Bathroom/W.C. To the Second floor, there are Two fabulous Double Bedrooms, with the Principal Bedroom benefiting from a Luxury En-Suite Shower Room.

Further highlights include a remaining 10-year build guarantee, fitted wardrobes, gas central heating with underfloor heating throughout the ground floor and bathrooms, uPVC double glazing, a private driveway providing parking and landscaped rear garden.





ACCOMMODATION	
RECEPTION HALL	20'5 x 7 (6.22m x 2.13m)
GROUND FLOOR W.C	6'8 x 3'5 (2.03m x 1.04m)
KITCHEN/DINING ROOM	18 x 15'7 (5.49m x 4.75m)
GARAGE/UTILITY ROOM	27 x 9'9 (8.23m x 2.97m)
FIRST FLOOR LANDING	9'7 x 7'3 (2.92m x 2.21m)
LIVING ROOM	18 x 16'3 (5.49m x 4.95m)
BEDROOM 3	15'6 x 10'6 max (4.72m x 3.20m max)
BEDROOM 4	10'5 x 8'11 (3.18m x 2.72m)
FAMILY BATHROOM	10'4 x 6'9 max (3.15m x 2.06m max)
SECOND FLOOR LANDING	
BEDROOM 1	18 x 11'5 (5.49m x 3.48m)



EN SUITE SHOWER ROOM 8'4 x 7'4 (2.54m x 2.24m)

BEDROOM 2
18'1 max x 16'3 max (5.51m max x 4.95m max)

OUTSIDE

FRONT GARDEN

REAR GARDEN

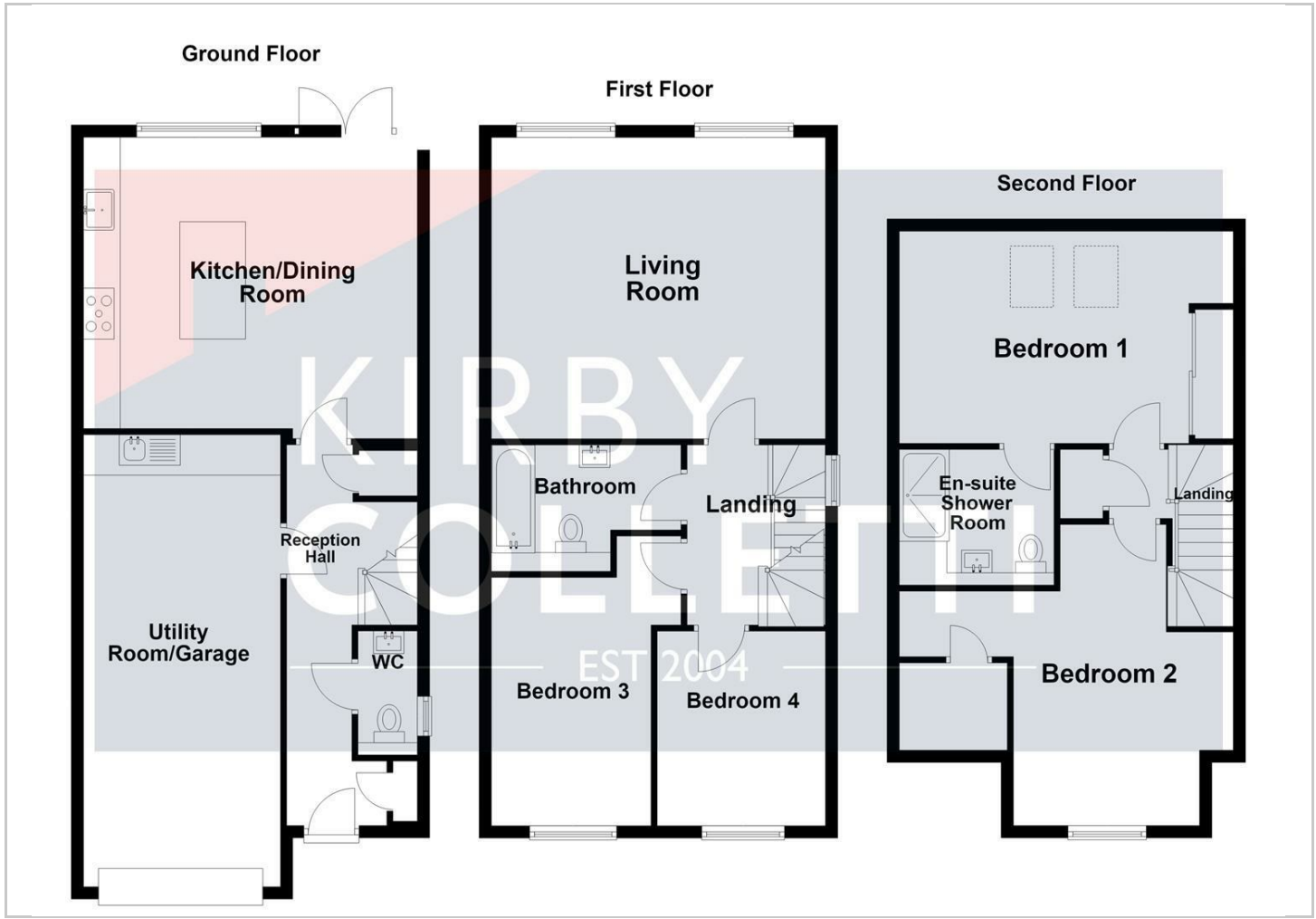
AGENTS NOTES



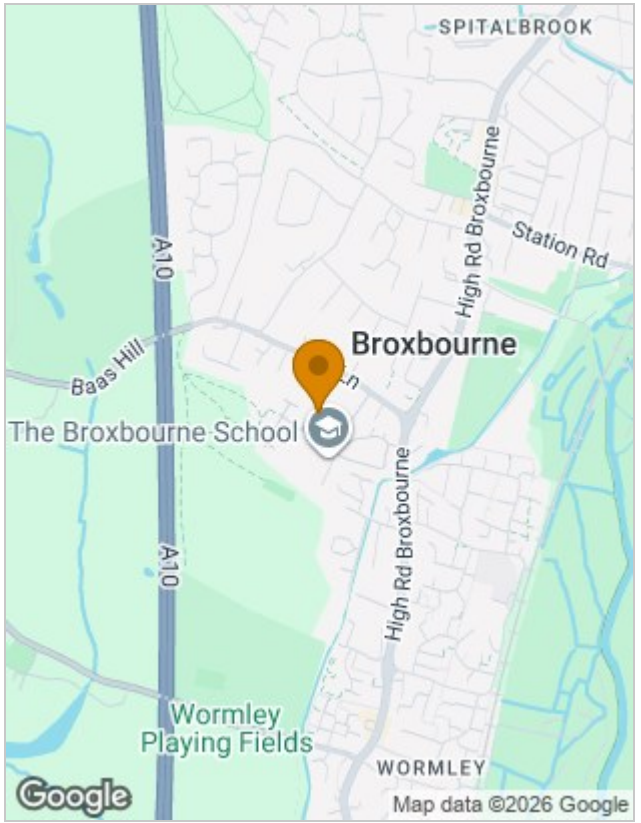



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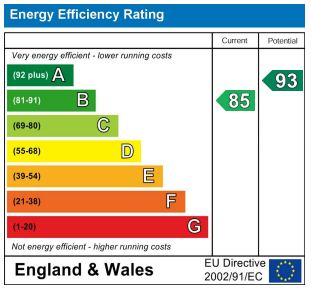
Floor Plans

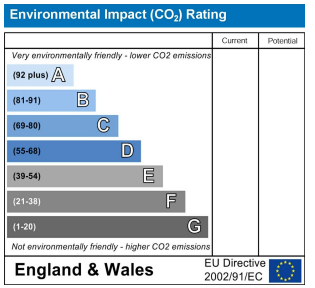


Location Map



Energy Performance Graph





Viewing

Please contact our Kirby Colletti Office on 01992471888 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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