



## 20 Scholars Avenue

Broxbourne, EN10 7FR

**£695,000**



**\*\* CHAIN FREE \*\*** A FOUR BEDROOM TERRACED HOUSE Situated within a highly regarded development and within easy access of the A10 and M25 Roads. Within walking distance of Broxbourne Station with direct routes into London, Schools and amenities.

Comprising of a Modern Fully Fitted Kitchen and Family Room, Spacious Lounge, Ground Floor Cloakroom with Underfloor Heating, Family Bathroom to first Floor, Large Main Bedroom with Stylish Shower Room to Third Floor., Off Street Parking and Garden.

- NEWLY BUILT FOUR BEDROOM HOUSE
- MODERN BATHROOM/W.C
- DRIVEWAY PROVIDING OFF STREET PARKING
- CHAIN FREE
- EN SUITE SHOWER ROOM TO MASTER BEDROOM
- EXCELLENT LOCATION
- LUXURY 25FT KITCHEN/FAMILY ROOM
- REAR GARDEN
- WALKING DISTANCE TO BROXBOURNE RAILWAY STATION



## ACCOMMODATION

uPVC Double glazed door to:

### ENTRANCE HALL

Laminate wood floor. Stairs up.

### GROUND FLOOR W.C

Front aspect uPVC double glazed window. W.C. Wash hand basin with two draw units. Tiled splashback.

### LIVING ROOM

13'9 x 9'1 (4.19m x 2.77m)

Front aspect uPVC double glazed window.

### KITCHEN/DINER/FAMILY ROOM

25'2 x 16'10 max (7.67m x 5.13m max)

Dual aspect uPVC double glazed window and Bi folding doors to rear garden. Range of grey shaker style wall and base mounted units with worksurfaces over. Inset sink unit with mixer tap. Five ring electric hob with extractor canopy over. Oven and separate microwave oven. Integrated fridge freezer. Integrated dishwasher. Integrated washing machine. Laminate wood flooring. Recessed ceiling spotlights.

### FIRST FLOOR LANDING

Stairs to 2nd floor. Airing cupboard.

### BEDROOM TWO

14'9 x 9'4 (4.50m x 2.84m)

Front aspect uPVC double glazed window. Radiator.

### BEDROOM THREE

13'9 x 8'5 (4.19m x 2.57m)

Rear aspect uPVC double glazed window. Radiator.

### BEDROOM FOUR

9'11 x 8'1 (3.02m x 2.46m)

Rear aspect uPVC double glazed window. Radiator.

## BATHROOM/W.C

7 x 7'2 (2.13m x 2.18m)

Front aspect uPVC double glazed window. Wall hung W.C. Wash hand basin with two draws below. Panel enclosed bath with mixer tap and shower attached over. Glazed screen. Half tiled walls. Tiled floor. Chrome heated towel rail. Recessed ceiling spotlights.

## 2ND FLOOR LANDING

### BEDROOM ONE

18'4 x 13'5 (5.59m x 4.09m)

Front and Rear aspect uPVC double glazed window. Built in wardrobe and draw unit. Eave storage cupboard. Loft access. Door to:

### EN SUITE SHOWER ROOM

6'3 x 7'9 (1.91m x 2.36m)

Rear aspect Velux window. Wall hung W.C. Wash hand basin with two draw units below. Shower cubicle. Half tiled walls. Tiled floor. Recessed ceiling spotlights.

## OUTSIDE

### REAR GARDEN

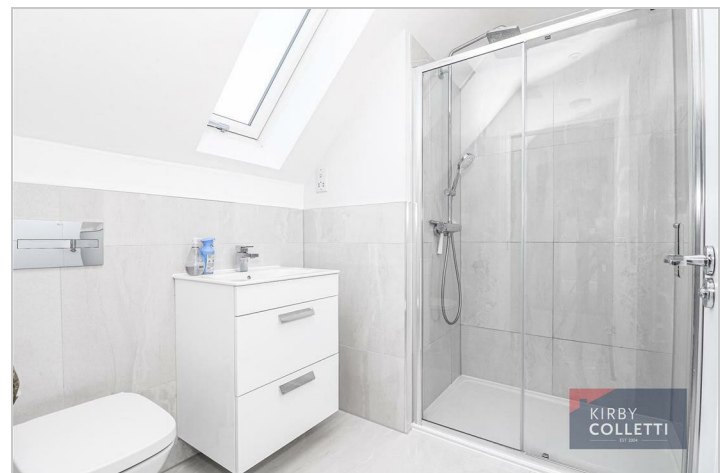
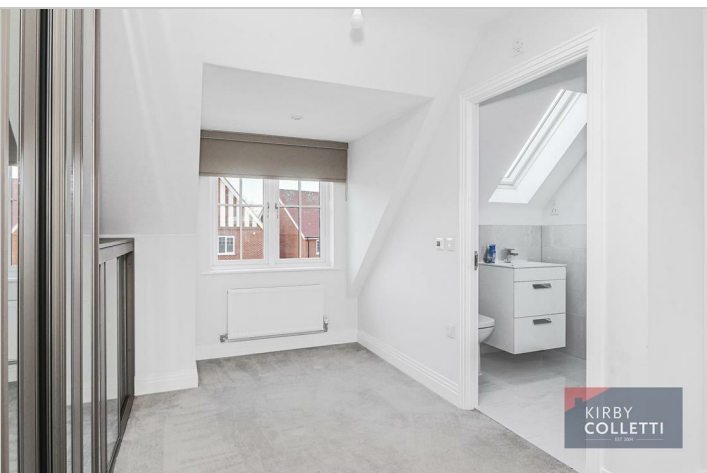
Paved patio area with pathway leading down to rear garden. Rear pedestrian access. Enclosed by panelled fencing.

### FRONT GARDEN

Driveway providing off street parking.

## AGENT NOTE

Please note the property is currently tenanted and these pictures were taken prior to them moving in. Two months notice would need to be served. Residences service charge £360.00 Per Annum.



## Road Map



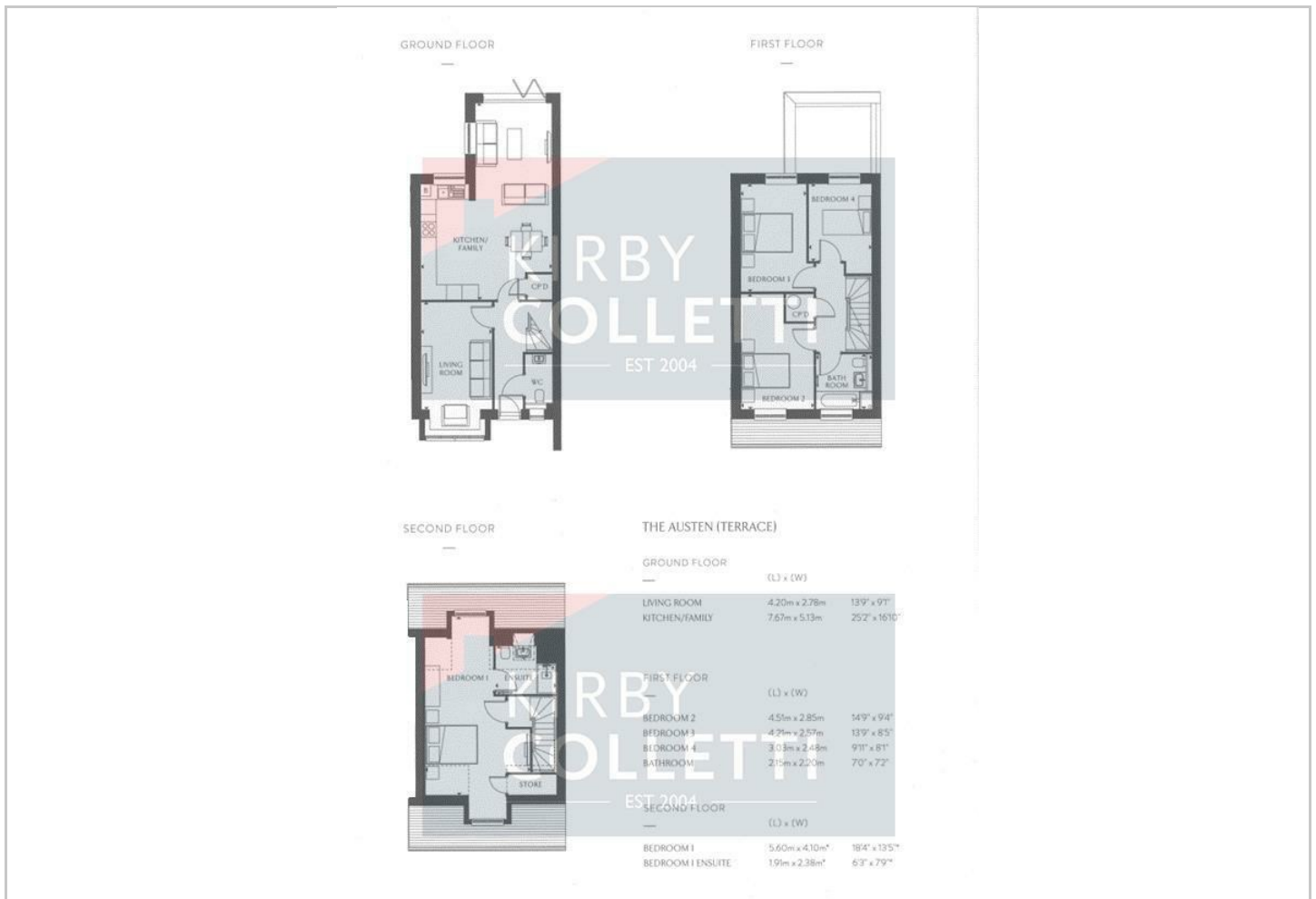
## Hybrid Map



## Terrain Map



## Floor Plan

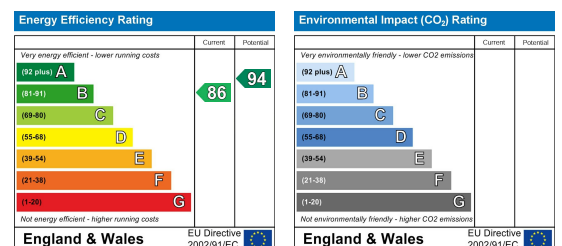


## Viewing

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Energy Efficiency Graph



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