

**KIRBY
COLLETTI**
EST 2004

14 Dunbar Grove, Broxbourne, EN10 7FQ

Price £965,000

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- FIVE DOUBLE BEDROOM EXECUTIVE DETACHED
- HIGHLY REGARDED SCHOLARS DEVELOPMENT
- STUNNING KITCHEN/FAMILY ROOM
- IMMACULATELY PRESENTED
- MOMENTS FROM THE BROXBOURNE SCHOOL
- APPROX. 2000 sq ft
- 16ft BAY FRONTED LOUNGE
- TWO EN SUITES
- SHORT WALK TO RAILWAY STATION
- BUILD WARRANTY

KIRBY COLLETTI are proud to present this impressive FIVE DOUBLE BEDROOM EXECUTIVE DETACHED HOME, 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 to a bay-fronted lounge and a stunning kitchen/family room with access to the utility room and integral garage.

On the first floor, there are five double bedrooms. The primary bedroom features a dressing room and a luxury en-suite bath/shower room, while the second bedroom also benefits from its own en-suite shower room. A main family bathroom/W.C. serves the remaining bedrooms.

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

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ACCOMMDATION

RECEPTION HALL 20'8 x 7'1 max (6.30m x 2.16m max)

GROUND FLOOR W.C 6'10 x 2'11 (2.08m x 0.89m)

LOUNGE 16'5 into bay x 13 (5.00m into bay x 3.96m)

STUNNING KITCHEN/FAMILY ROOM
20'8 max x 20'1 (6.30m max x 6.12m)

UTILITY ROOM 11'4 x 5'3 (3.45m x 1.60m)

LANDING

BEDROOM 1 14'6 x 10'3 (4.42m x 3.12m)

DRESSING ROOM 7'2 x 6 (2.18m x 1.83m)

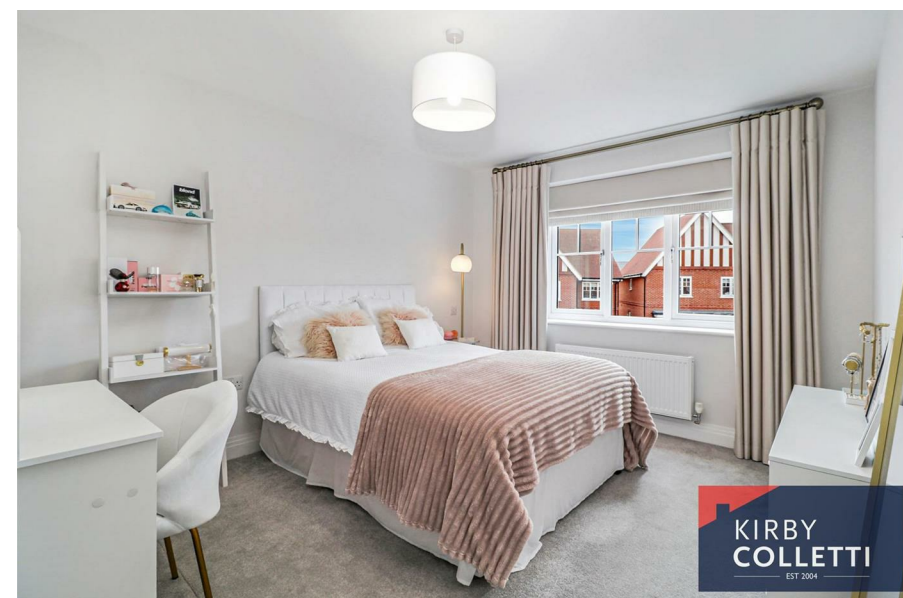
EN SUITE BATH/SHOWER ROOM
11'9 x 8 (3.58m x 2.44m)

BEDROOM 2 11'10 x 10'3 (3.61m x 3.12m)

EN SUITE SHOWER ROOM 5 x 3'11 (1.52m x 1.19m)



BEDROOM 3	11'9 max x 11'1 (3.58m max x 3.38m)
BEDROOM 4	11'1 x 10'10 max (3.38m x 3.07.85m max)
BEDROOM 5	10'6 x 10'2 (3.20m x 3.10m)
FAMILY BATHROOM	7'4 x 6'3 (2.24m x 1.91m)
EXTERIOR	
FRONT GARDEN	
INTEGRAL GARAGE	23 x 10'2 (7.01m x 3.10m)
REAR GARDEN	
AGENTS NOTES	





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Floor Plans

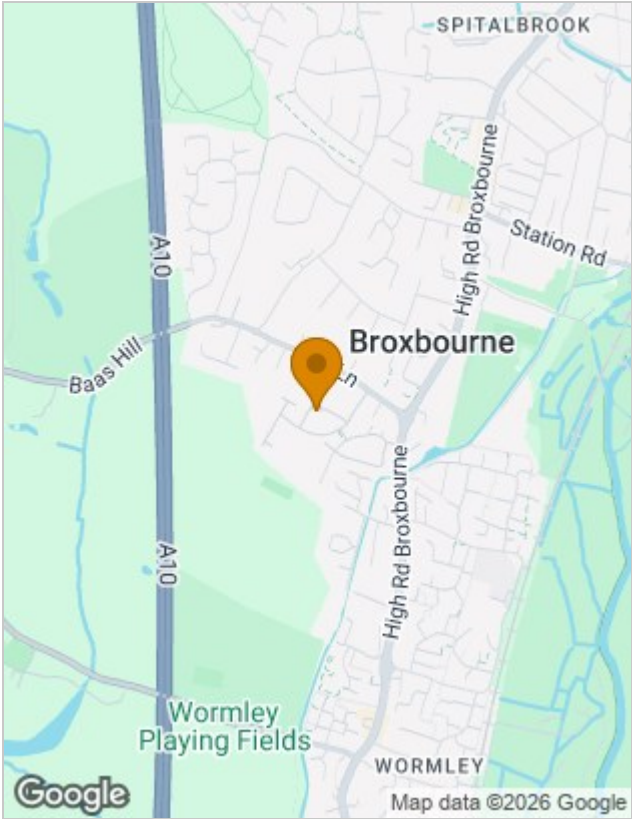


Viewing

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.

Location Map



Energy Performance Graph

