



96 Lammasmead

Broxbourne, EN10 6HY

Price £440,000



CHAIN FREE!! KIRBY COLLETTI are delighted to offer this substantially extended THREE BEDROOM SEMI-DETACHED HOUSE, situated in this sought-after residential location with easy access to Schools For All Ages, Shops, the Lea Valley Regional Park, Broxbourne Railway Station with its excellent service into London Liverpool Street, and local amenities.

Some of the many features include a spacious 19ft Lounge, Dining Room, Sitting Room/Office, 19ft Kitchen/Breakfast Room, Ground Floor Shower Room/W.C, Double Glazing, Gas Central Heating, Small Rear Garden and Parking for Several Cars.

- CHAIN FREE
- THREE RECEPTION ROOMS
- CATCHMENT FOR EXCELLENT SCHOOLING
- PARKING FOR SEVERAL CARS
- ACCOMMODATION IN EXCESS OF 1100sq ft
- 19ft KITCHEN/BREAKFAST ROOM
- WALKING DISTANCE TO BROXBORNE STATION
- EXTENDED THREE BEDROOM SEMI DETACHED
- GROUND FLOOR SHOWER ROOM
- BATHROOM/W.C



ACCOMMODATION

Entrance door to.

PORCH

6'8 x 5'10 (2.03m x 1.78m)

(L-shaped) Side aspect double glazed window. Door to Sitting Room and opening to:

INNER HALL

4'9 x 4 (1.45m x 1.22m)

Door to Living Room. Door to:

GROUND FLOOR SHOWER ROOM

8'8 x 4'5 (2.64m x 1.35m)

Low Level W.C. Pedestal wash hand basin. Fully tiled shower enclosure. Fully tiled walls. Tiled floor. Chrome heated towel rail.

LIVING ROOM

19'7 x 10'2 (5.97m x 3.10m)

Front aspect window. Stairs up to first floor. Under stairs storage cupboard. Double doors to:

DINING ROOM

10'2 x 10 (3.10m x 3.05m)

Rear aspect sliding patio door. Doorway to:

KITCHEN/BREAKFAST ROOM

19 x 9 (5.79m x 2.74m)

Rear aspect window and door to rear garden. range of Cream high gloss wall and base units with worksurface's over. Gas hob and built in electric oven. Plumbing for washing machine and dishwasher. Tiled floor.

FIRST FLOOR LANDING

Access to loft.

BEDROOM 1

11'6 x 10'9 (3.51m x 3.28m)

Rear aspect window.

BEDROOM 2

10'9 x 8'1 (3.28m x 2.46m)

Front aspect window. Cupboard housing wall mounted gas boiler.

BEDROOM 3

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

Rear aspect window. Fitted wardrobes.

BATHROOM/W.C

8'6 x 4'11 (2.59m x 1.50m)

Front aspect window. Panel enclosed bath with mixer tap and shower attachment. Low Level W.C. Pedestal wash hand basin. Fully tiled walls. Tiled floor. Chrome heated towel rail.

OUTSIDE

FRONT GARDEN

Driveway providing parking for several cars.

REAR GARDEN

19ft deep. Small patio and remainder covered with artificial grass. Pedestrian side access.

AGENTS NOTES

COUNCIL TAX: Borough Of Broxbourne. BAND D



Road Map



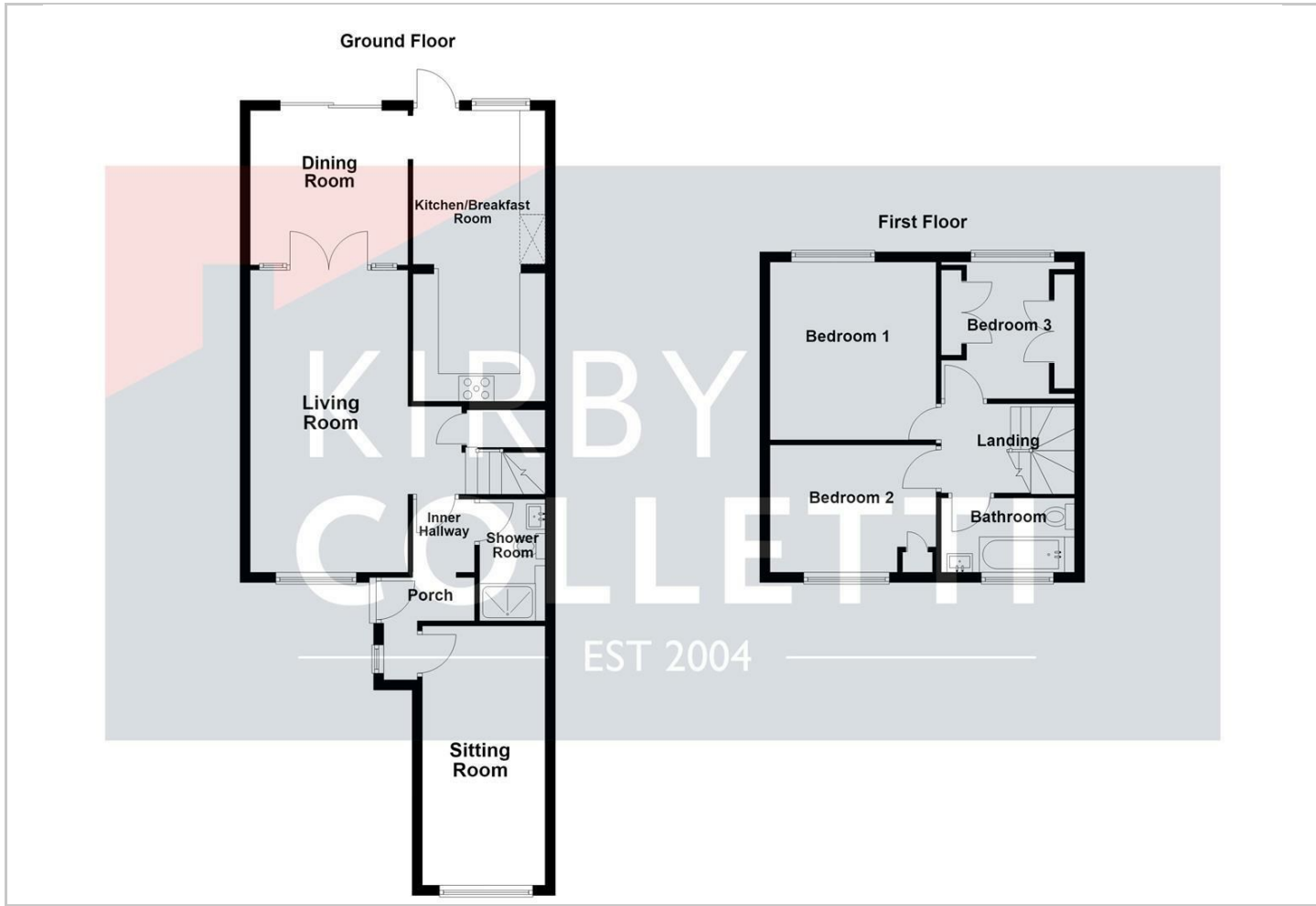
Hybrid Map



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

