



KIRBY  
COLLETTI

EST 2004

## 12 St. Annes Park

Broxbourne, EN10 7LA

**Guide Price £925,000**



KIRBY COLLETTI are delighted to present this well-presented four-bedroom detached home, ideally located within the highly sought-after St. Anne's Park development in Broxbourne. Offering generous living space and excellent potential for family life, the property features three versatile reception rooms, perfect for entertaining, relaxing, or working from home.

Further benefits include a modern kitchen/breakfast room, two bathrooms, a cloakroom, a secluded rear garden, driveway parking, and a detached double garage.

Perfectly positioned close to Broxbourne Station, highly regarded schools, local shops, and the River Lee Country Park, this home enjoys a peaceful cul-de-sac setting with convenient access to everyday amenities and transport links.

A fantastic opportunity to secure a spacious family home in one of Broxbourne's most desirable locations.

- Chain Free
- Dining Room
- En Suite Shower Room
- Highly Sought after Cul De Sac

- Four Bedroom Detached House
- Conservatory
- Family Bathroom

- Lounge
- Short Walk To Broxbourne Station
- Integral Double Garage



## Accommodation

uPVC Double glazed front door to:

### Entrance Hall

Stairs to first floor. Under stairs storage cupboard. Cloaks cupboard. Radiator.

### Cloakroom

5'8 x 3'4 (1.73m x 1.02m)

White suite comprising Low level W.C. Wash hand basin. Radiator. Extractor fan.

### Lounge

19'7 x 16'6 (5.97m x 5.03m)

Dual aspect with two uPVC double glazed side aspect windows. Rear aspect uPVC double glazed window. uPVC double glazed casement door to conservatory. Feature fireplace. Television aerial point. Coved ceiling.

### Conservatory

17'11 x 12'2 (5.46m x 3.71m)

Double glazed sealed unit windows and double doors to rear garden. Tiled floor. Radiator. Air conditioning unit.

### Dining Room

12'9 into bay x 11'9 (3.89m into bay x 3.58m)

Front aspect uPVC double window. Radiator.

### Re-fitted Kitchen/Breakfast Room

15'7 x 11'11 (4.75m x 3.63m)

Rear aspect uPVC double glazed windows. Range of wall and base mounted units. Worksurfaces. Inset one and half bowl single drainer stainless steel sink unit mixer tap over. Fitted Quooker boiler tap. Built in electric four ring hob. Extractor hood over. Built in oven. Plumbing for dishwasher. Door to:

### Utility Room

9'6 x 8'7 (2.90m x 2.62m)

uPVC double glazed doors giving access to front and rear gardens. Front aspect uPVC double glazed window. Range of wall and base mounted units. Work surfaces. Inset stainless steel single drainer sink unit mixer tap over. Plumbing for washing machine. Radiator. uPVC double glazed lantern roof.

### First floor Landing

Front aspect uPVC double glazed window. Radiator. Loft access.

### Bedroom One

19'7 max x 13'3 max (5.97m max x 4.04m max)

\*\*\*Please note vendors have removed the dividing wall but could be reinstated if fifth bedroom is required.\*\*\*. Two rear aspect uPVC double glazed windows. Radiator. Fitted wardrobes and matching bedroom furniture. Access to:

### En Suite Bath/Shower Room

12'3 x 7'8 (3.73m x 2.34m)

Front aspect uPVC double glazed window. White suite comprising panel enclosed bath mixer tap and shower attachment over. Wash hand basin. Low level W.C. Shower cubicle. Two heated towel rails.

### Bedroom Two

13' x 11'11 (3.96m x 3.63m)

Two rear aspect uPVC double glazed windows. Radiator.

### Bedroom Three

11'1 x 8'1 (3.38m x 2.46m)

Front aspect uPVC double glazed window. Radiator. Built in wardrobe cupboard.

### Bedroom Four

9'10 x 6'7 (3.00m x 2.01m)

Rear aspect uPVC double glazed window. Radiator.

### Shower Room

Front aspect uPVC double glazed window. White suite comprising shower cubicle. Low level W.C. Pedestal wash hand basin. Half tiled walls. Radiator. Airing cupboard.

### Exterior

#### Rear garden

74 x 56 (22.56m x 17.07m)

East facing. Large patio area. Remainder laid to lawn. Well stocked shrub borders. Side pedestrian access to front garden. Water tap. Outside light.

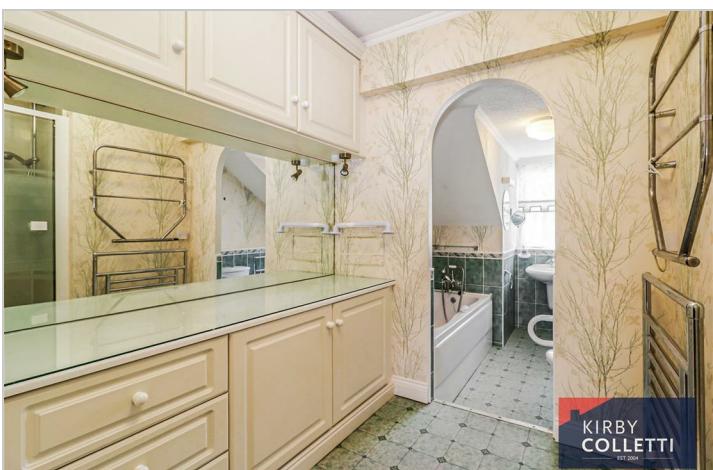
#### Front Garden

Block paved driveway providing off street parking.

#### Integral Double Garage

16'3 x 15'7 (4.95m x 4.75m)

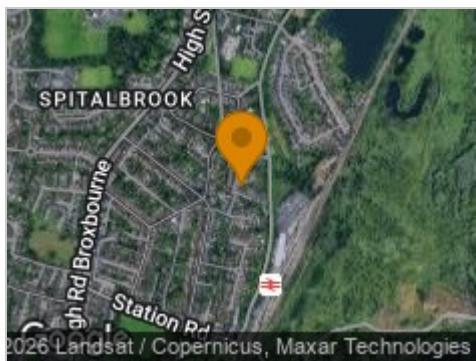
Electric up and over door. Wall mounted gas central heating boiler. Light and power connected.



## Road Map



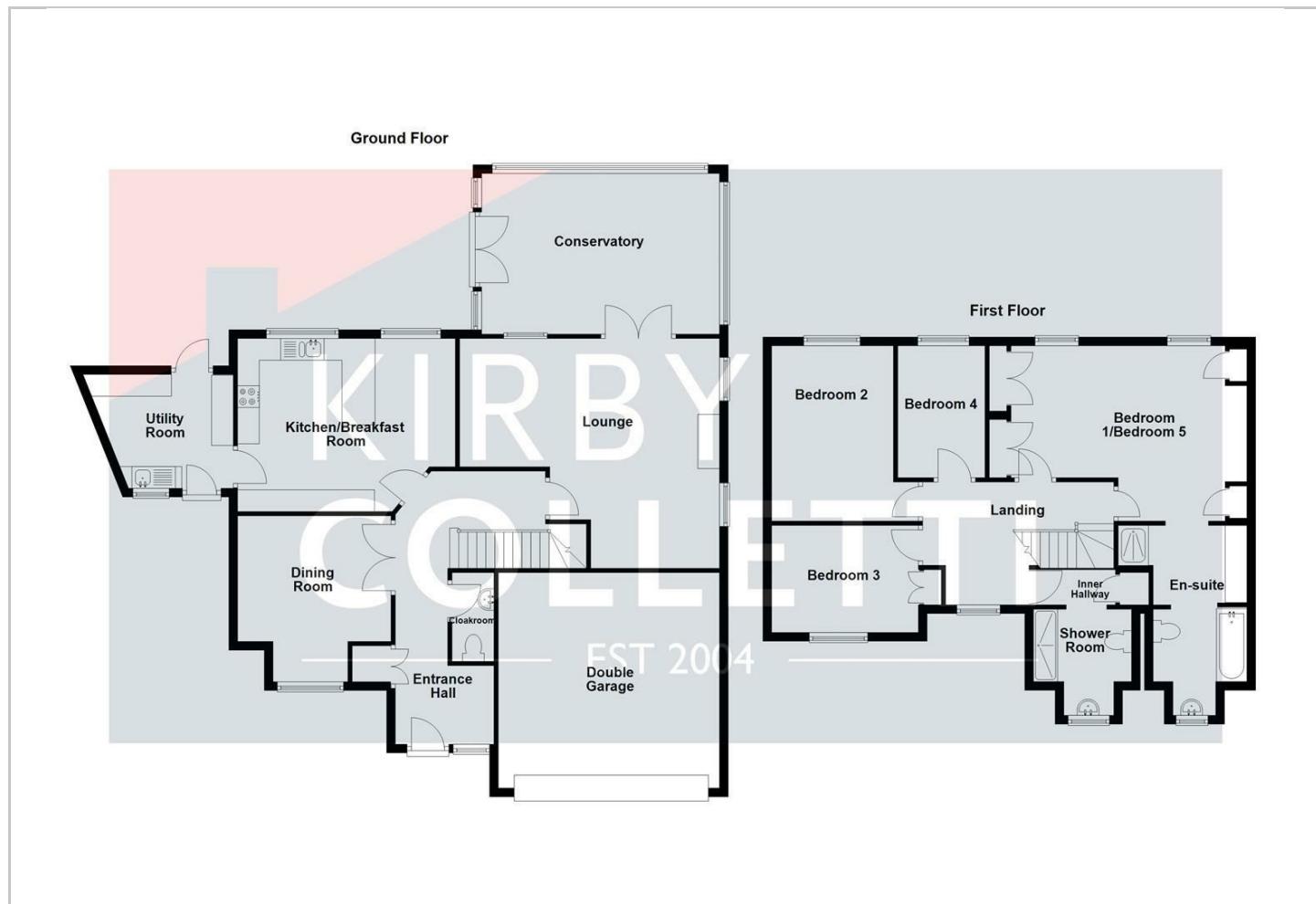
## Hybrid Map



## 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

