



23 Wharf Road

Broxbourne, EN10 6HU

Price £495,000



KIRBY COLLETTI are pleased to offer this immaculately presented Extended Three Double Bedroom End Terrace House located within easy access to Local Schools, Shops, 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 Lounge,/Dining Room, Kitchen/Breakfast Room, Ground Floor W.C, Bathroom/W.C, uPVC Double Glazing, Gas Central Heating, Garage and Driveway providing off Street Parking.

- **Extended Three Bedroom End Terraced House**
- **Ground Floor W.C**
- **uPVC Double Glazing**
- **Spacious Lounge/Dining Room**
- **Re-Fitted Bathroom**
- **Garage**
- **Kitchen/Breakfast Room**
- **Gas Central Heating**
- **Gardens**



Accommodation

uPVC Double glazed front door to:

Entrance Hall

14'1 x 4 (4.29m x 1.22m)

Two front aspect uPVC double glazed windows. Radiator. Laminate flooring. Door to Garage. Door to:

Lounge

21'11 x 13'7 max (6.68m x 4.14m max)

Narrowing to 10'6. Stairs to first floor. Television aerial point. Coved ceiling. Recessed spotlights. Laminate flooring with electric under floor heating. Door to Kitchen/Breakfast room. Archway to:

Dining Room

9'9 x 8'3 (2.97m x 2.51m)

Double glazed sliding patio door to rear garden. Radiator. Coved ceiling. Recessed spotlights. Laminate flooring with electric under floor heating.

Kitchen

10'10 x 9'7 (3.30m x 2.92m)

Range of wall and base mounted units. Roll edged work surfaces. Inset stainless steel single drainer one and half bowl sink unit mixer tap over. Built in gas five ring hob. Extractor hood over. Built in oven. Microwave over. Plumbing for washing machine and dishwasher. Space for American style fridge/freezer. Larder cupboard. Access to:

Breakfast Room

8'5 x 7'10 (2.57m x 2.39m)

Rear aspect double glazed window and door to rear garden. Radiator. Recessed spotlights. Coved ceiling. Door to:

Cloakroom

7'7 x 2'5 (2.31m x 0.74m)

Rear aspect double glazed window. White suite comprising low level W.C. Corner wash hand basin with tiled splashback.

First Floor Landing

Loft access. Airing cupboard.

Bedroom One

12 x 10'7 (3.66m x 3.23m)

Front aspect uPVC double glazed window. Radiator. Fitted wardrobes on two walls. Laminate flooring.

Bedroom Two

13'4 max x 8'11 (4.06m max x 2.72m)

Rear aspect uPVC double glazed window. Radiator. Fitted wardrobe to one wall.

Bedroom Three

11'10 x 7'10 (3.61m x 2.39m)

Front aspect uPVC double glazed window. Radiator. Hanging storage cupboard. Laminate flooring.

Re-Fitted Bathroom

8'1 x 5'11 (2.46m x 1.80m)

Rear aspect double glazed window. White suite comprising panel enclosed bath mixer tap over. Wall mounted shower and shower screen. Wash hand basin. Low level W.C. Heated towel rail. Walls fully tiled. Extractor fan. Tiled flooring.

Exterior

Rear Garden

Approx. 38ft. Paved patio area. Remainder laid to lawn. Shrub borders. Garden shed. Side pedestrian access.

Front Garden

Block paved driveway providing off street parking. Side pedestrian access.

Garage

16'8 x 8 (5.08m x 2.44m)

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



Road Map



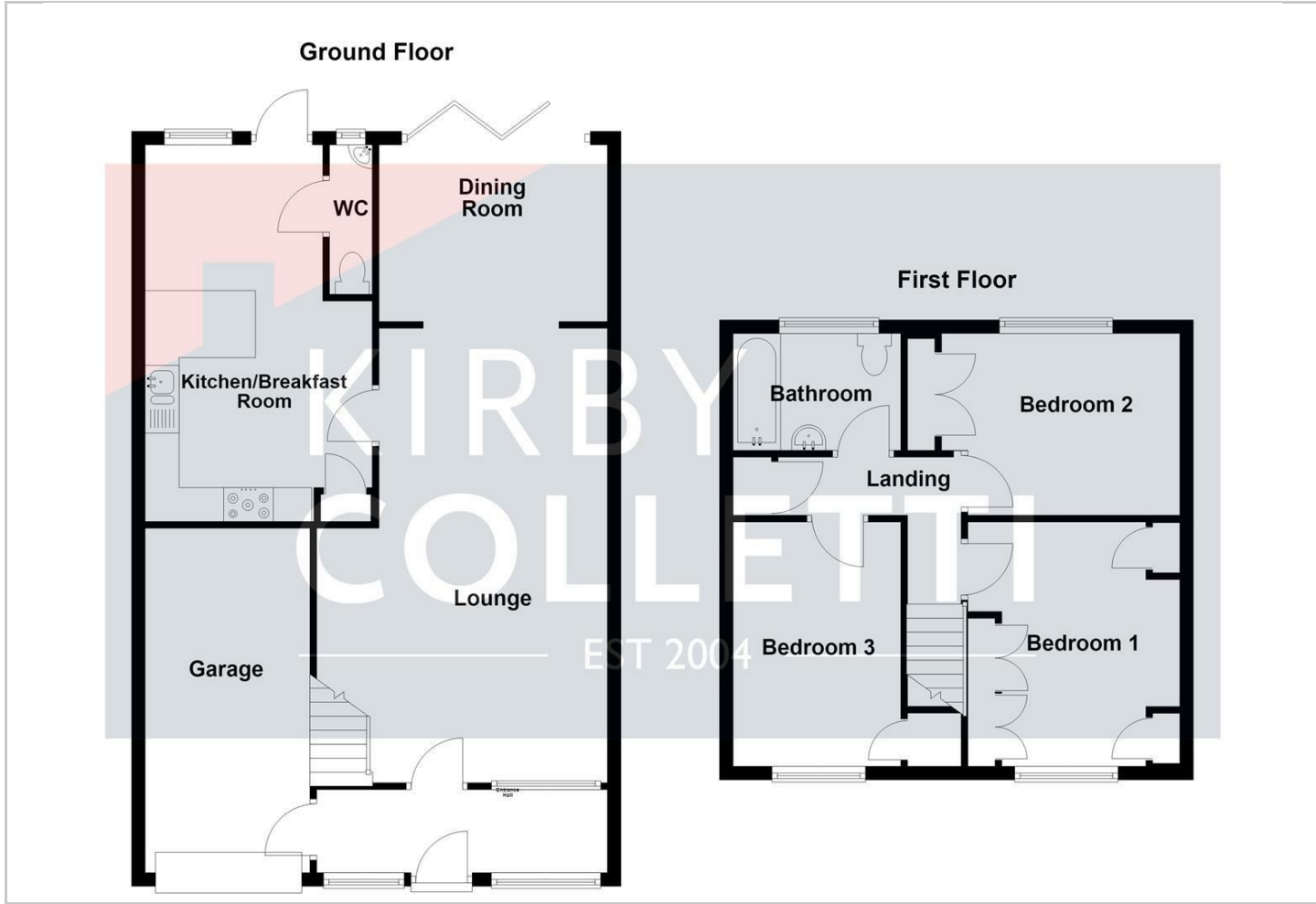
Hybrid Map



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

