



4 Borrell Close

Broxbourne, EN10 7RD

Guide Price £764,995



Kirby Colletti are pleased to offer this Extended and well presented Four Bedroom Detached house ideally situated within a short walk to excellent Primary & Secondary Schooling, Local Shops & Restaurants and Broxbourne Railway Station with its excellent service into London.

The property benefits from gas central heating, uPVC double glazing, Fitted Kitchen/Breakfast Room, En Suite Shower Room, Family Bathroom, Lounge, Dining Room, Cloakroom, Secluded Garden and Garage.

- RARELY AVAILABLE
- EXTENDED FOUR BEDROOM DETACHED HOUSE
- 22FT LOUNGE
- 17FT FITTED KITCHEN/BREAKFAST ROOM
- 17FT DINING ROOM
- EN SUITE SHOWER ROOM
- SECLUDED EAST FACING REAR GARDEN
- HIGHLY REGARDED LOCATION
- CLOSE TO OUTSTANDING SCHOOLS
- SHORT WALK TO BROXBOURNE RAILWAY STATION



Accommodation

uPVC Double glazed front door to:

Entrance Lobby

4 x 2'11 (1.22m x 0.89m)

Radiator. Laminate flooring. Door to:

Lounge

22'8 x 10'5 (6.91m x 3.18m)

Front aspect uPVC double glazed bay window. Radiators.

Feature fireplace. Three wall light points. Door to kitchen/breakfast room. Television aerial point. Laminate flooring. Access to:

Dining Room

17'11 x 9'7 max (5.46m x 2.92m max)

Rear aspect uPVC double glazed windows and uPVC double glazed door to rear garden. Radiator. Three wall light points. Laminate floor. Door to:

Utility Room

7'9 max x 4'5 max (2.36m max x 1.35m max)

Plumbing for washing machine. Space for fridge/freezer. Radiator. Door to:

Cloakroom

6'10 x 2'6 (2.08m x 0.76m)

White suite comprising pedestal wash hand basin. Low level W.C. Fully tiled walls. Tiled floor.

Kitchen/Breakfast Room

17'2 x 8'10 (5.23m x 2.69m)

Front aspect uPVC double glazed window. Rear aspect uPVC double glazed door to rear garden. Range of wall and base mounted units. Worksurfaces over with tiled splash backs. Inset single drainer one and half bowl sink unit with mixer tap over. Built in gas four ring hob. Extractor hood over. Built in double oven. Plumbing for dishwasher. Space for larder fridge. Laminate floor. Coved ceiling. Recessed spotlights.

First Floor Landing

Side aspect uPVC double glazed window. Access to fully boarded loft. Airing cupboard.

Bedroom One

13'9 x 10'1 (4.19m x 3.07m)

Front aspect uPVC double glazed window. Radiator. Door to:

En Suite Shower Room

8'10 x 5'1 (2.69m x 1.55m)

Front aspect uPVC double glazed window. White suite comprising fully tiled shower cubicle. Low level W.C. Pedestal wash hand basin. Heated towel rail. Walls partly tiled. Tiled floor.

Bedroom Two

11'7 x 8'10 (3.53m x 2.69m)

Rear aspect uPVC double glazed window. Radiator.

Bedroom Three

8'6 x 8'3 (2.59m x 2.51m)

Front aspect uPVC double glazed window. Radiator. Coved ceiling.

Bedroom Four

12'2 into wardrobe x 5'8 (3.71m into wardrobe x 1.73m)

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

Family Bathroom

7'10 max x 6'4 max (2.39m max x 1.93m max)

Rear aspect uPVC double glazed window. White suite comprising panel enclosed bath mixer tap and shower attachment over. Wall hung wash hand basin. Low level W.C. Walls fully tiled. Tiled floor. Radiator.

Exterior

Secluded Rear Garden

Approx 50ft East facing. Block paved patio area. Remainder laid to lawn. Garden shed. Shrub borders. Side pedestrian access.

Front Garden

Driveway providing off street parking to front of garage. Remainder laid to lawn.

Integral Garage

16'2 x 8 (4.93m x 2.44m)

Electric roller door. Light and power connected.



Road Map



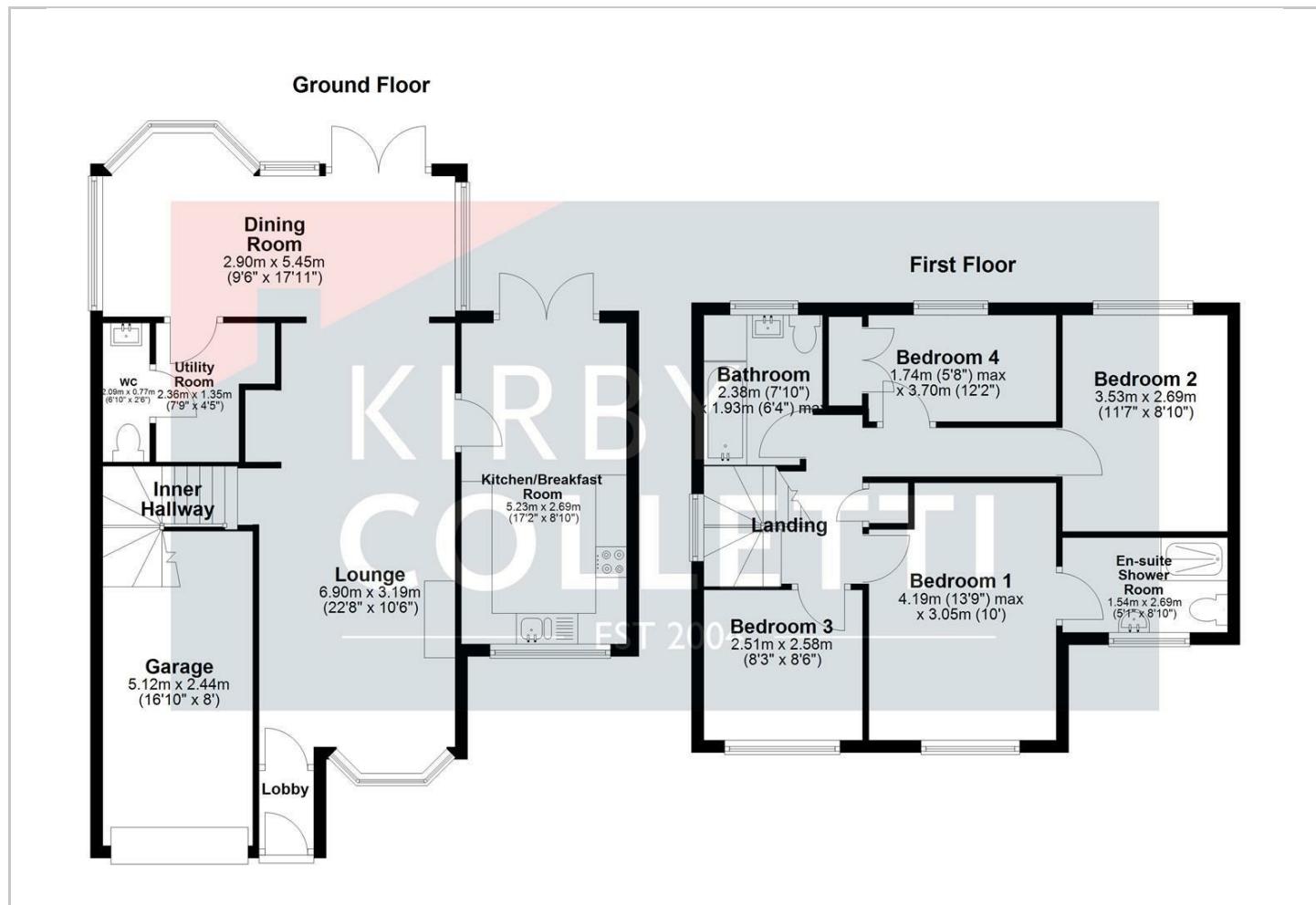
Hybrid Map



Terrain Map



Floor Plan

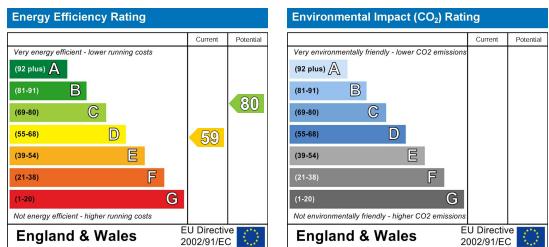


Viewing

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



Kirby Colletti, 64 High Street, Hoddesdon, Hertfordshire EN11 8ET

T. 01992 471888 F. 01992 478555 E. homes@kirbycolletti.co.uk W. www.kirbycolletti.co.uk