



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



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 larger 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



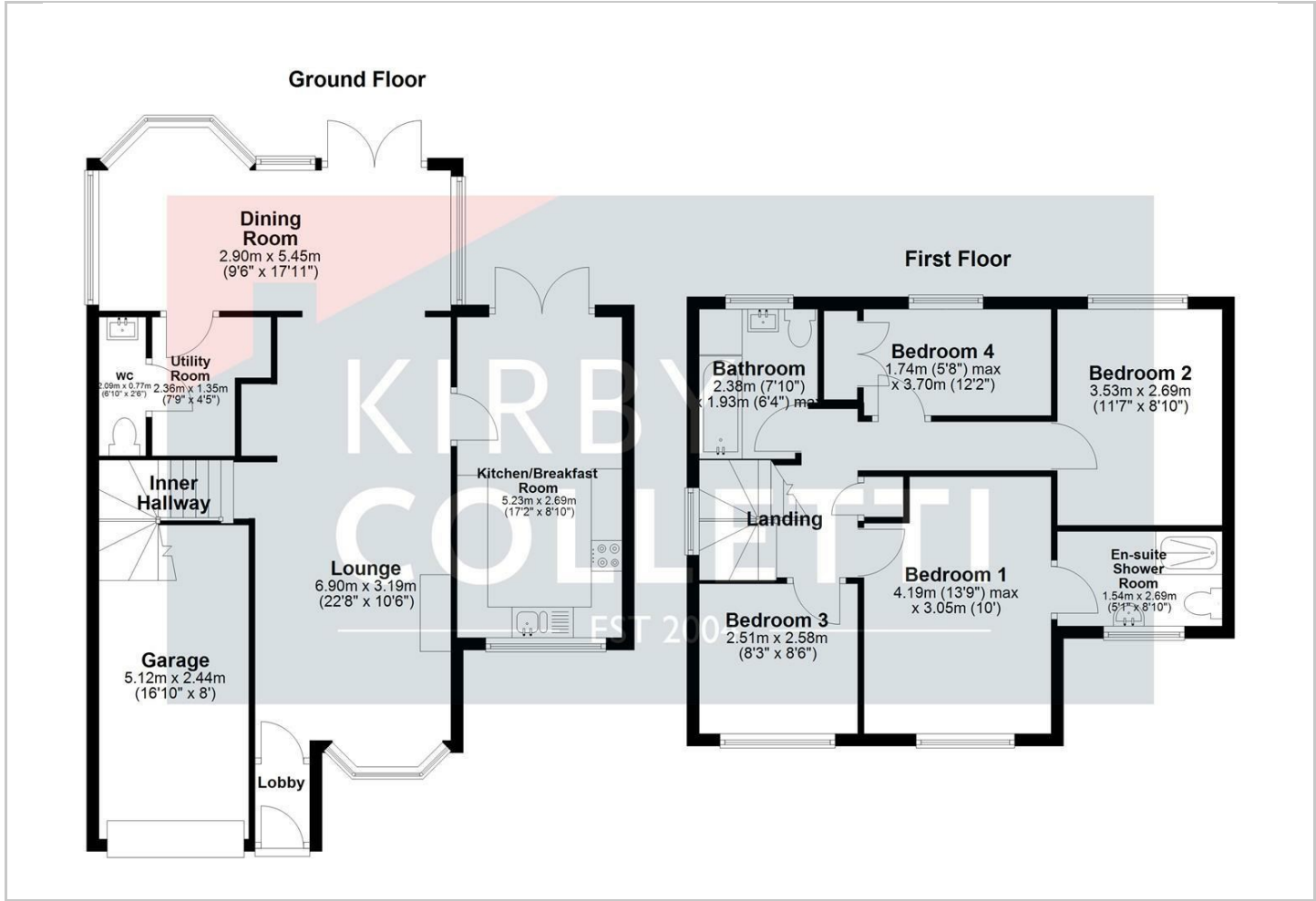
Hybrid Map



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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph

