KIRBY COLLETTI
EST 2004

RESIDENTIAL SALES & LETTINGS



54 Winford Drive

Broxbourne, EN10 6PP

Price £485,000

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KIRBY COLLETTI are delighted to offer this SUPERBLY PRESENTED THREE BEDROOM MID-TERRACED HOUSE, situated within this highly regarded residential location. The property provides approximately 1,250 sq. ft. of well-proportioned accommodation and benefits from a South Facing Garden, Three Reception Areas, Ground Floor W.C and Shower Room/W.C.

Further features include uPVC Double Glazing, Gas Central Heating, Garage and Driveway providing Off-Street Parking. The property is ideally positioned for excellent local schooling and is within walking distance of Broxbourne Railway Station, providing fast and direct services into London Liverpool Street. The Lea Valley Regional Park is also close by, offering a wealth of countryside, walking and recreational facilities.

- SUPERBLY PRESENTED THREE BEDROOM EXTENDED TERRACED HOUSE
- APPROX. 1250 sqft
- HIGHLY REGARDED RESIDENTIAL LOCATION
- SOUTH FACING GARDEN
- THREE RECEPTION AREAS
- GROUND FLOOR W.C
- SHOWER ROOM W/C
- GAS HEATING TO RADIATORS
- CATCHMENT FOR EXCELLENT SCHOOLING
- WALKING DISTANCE TO BROXBOURNE STATION







ACCOMMODATION
Entrance door to:

RECEPTION HALL
Stairs up to first floor. Large walk in cupboard. Door to garage. Door to:

GROUND FLOOR W.C
5'1 x 2'7 (1.55m x 0.79m)
Low level W.C. Wash hand basin.

LOUNGE
13'11 x 12'4 (4.24m x 3.76m)
Front aspect uPVC double glazed bow window. Door to:

DINING ROOM
10'4 x 10'2 (3.15m x 3.10m)
Door to Kitchen and Opening to:

SITTING ROOM
17'5 x 9 (5.31m x 2.74m)
Rear aspect uPVC double glazed window and sliding patio door to garden. Opening to Kitchen.

KITCHEN
10'11 x 8'8 (3.33m x 2.64m)
Range of matching wall and base units with worksurfaces over. Built in electric oven and gas hob. Plumbing for washing machine and dishwasher. Recessed ceiling spotlights. Single drainer sink unit.

LANDING
9'10 x 7 (3.00m x 2.13m)
Airing cupboard.

BEDROOM 1
14'1 max x 10'2 (4.29m max x 3.10m)
Front aspect full height window.

BEDROOM 2
12 x 10'6 (3.66m x 3.20m)
Rear aspect window. Built in wardrobe recess.

BEDROOM 3
8'11 x 8'9 (2.72m x 2.67m)
Front aspect window. Built in cupboard.

SHOWER ROOM/W.C
6'10 x 5'7 (2.08m x 1.70m)
Rear aspect window. Corner shower cubicle. Low level W.C. Pedestal wash hand basin. Tiled floor. Radiator.

OUTSIDE

FRONT GARDEN
Driveway providing off street parking and access to:

GARAGE
17'2 x 8'3 (5.23m x 2.51m)
Automated roller shutter door. Wall mounted gas boiler.

REAR GARDEN
36ft deep. South facing. Paved patio with remainder laid to lawn. Outside tap, Outside light.


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Road Map



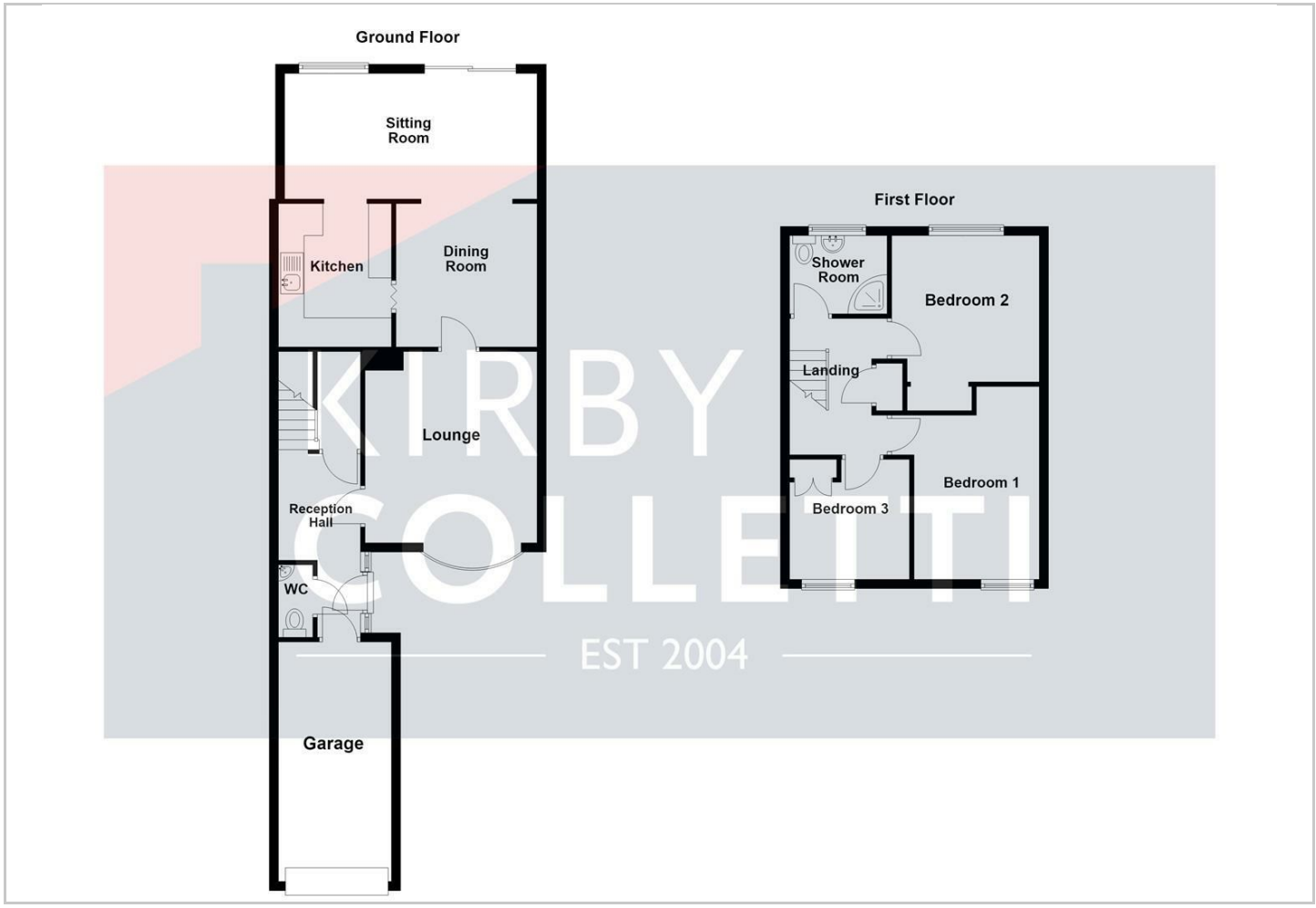
Hybrid Map



Terrain Map



Floor Plan

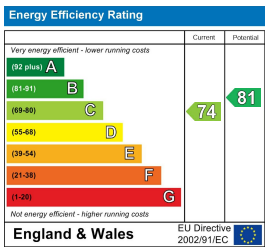


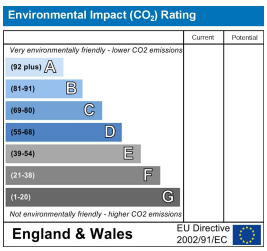
Viewing

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





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