KIRBY COLLETTI
EST 2004

Broadwaters Riverside Avenue, Broxbourne, EN10 6RD

Price Guide £1,595,000

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Broadwaters Riverside Avenue

Broxbourne, EN10 6RD

- BEAUTIFUL RIVERSIDE RESIDENCE
- FOUR DOUBLE BEDROOMS
- EN SUITE SHOWER ROOM
- LOUNGE
- STUDY
- STUNNING 37ft KITCHEN/FAMILY ROOM
- TWO LUXURY BATHROOMS
- MOORING & FISHING RIGHTS
- IMPRESSIVE RECEPTION HALL
- DETACHED DOUBLE GARAGE

KIRBY COLLETTI are proud to bring to market this ABSOLUTELY STUNNING FOUR DOUBLE BEDROOM DETACHED PROPERTY located on the banks of the River Lee, which enjoys mooring and fishing rights. This truly outstanding property has been refurbished by the present owners to the highest of specifications.

Situated along this most highly regarded private road which is conveniently located within a short walk of Broxbourne Railway Station, Local Shops, Restaurants/Pubs and also catchment for excellent schooling.

Some of the many qualities include a 37'5" Luxury Fitted Kitchen/Family Room, Master Bedroom with Covered Terrace Overlooking the River Lee and a Luxury En Suite Shower Room , Lounge, Impressive Entrance Hall, Study, Laundry Room, Two Luxury Bathrooms, Ground Floor Cloakroom, Gated Driveway Providing Parking for Numerous Vehicles and Access to a Detached Double Garage.

ACCOMMODATION

IMPRESSIVE RECEPTION HALL	17' x 17' (5.18m x 5.18m)
STUNNING KITCHEN/FAMILY/DINING ROOM	37'5 x 22'9 at widest points (11.40m x 6.93m at widest points)
INNER HALL	7 x 5'7 (2.13m x 1.70m)
STUDY	8 x 6 (2.44m x 1.83m)
UTILITY ROOM	10'4 x 5'2 (3.15m x 1.57m)
GROUND FLOOR W.C.	5'3 x 2'9 (1.60m x 0.84m)
PLANT ROOM	8'4 x 3'7 (2.54m x 1.09m)
LOUNGE	18 x 10'8 (5.49m x 3.25m)
INNER HALL	11'3 x 3'2 (3.43m x 0.97m)
BEDROOM 3	18 x 11'5 (5.49m x 3.48m)

BEDROOM 4 14'5 x 14 (4.39m x 4.27m)

LUXURY GROUND FLOOR BATHROOM

FIRST FLOOR LANDING 15 x 9 (4.57m x 2.74m)

BEDROOM 1 20'6 max x 14'3 (6.25m max x 4.34m)

COVERED BALCONY

EN SUITE SHOWER ROOM
11 x 8'3 at widest point (3.35m x 2.51m at widest point)

BEDROOM 2 18'9 x 10'9 (5.72m x 3.28m)

LUXURY BATHROOM/W.C 13'8 x 7'5 (4.17m x 2.26m)

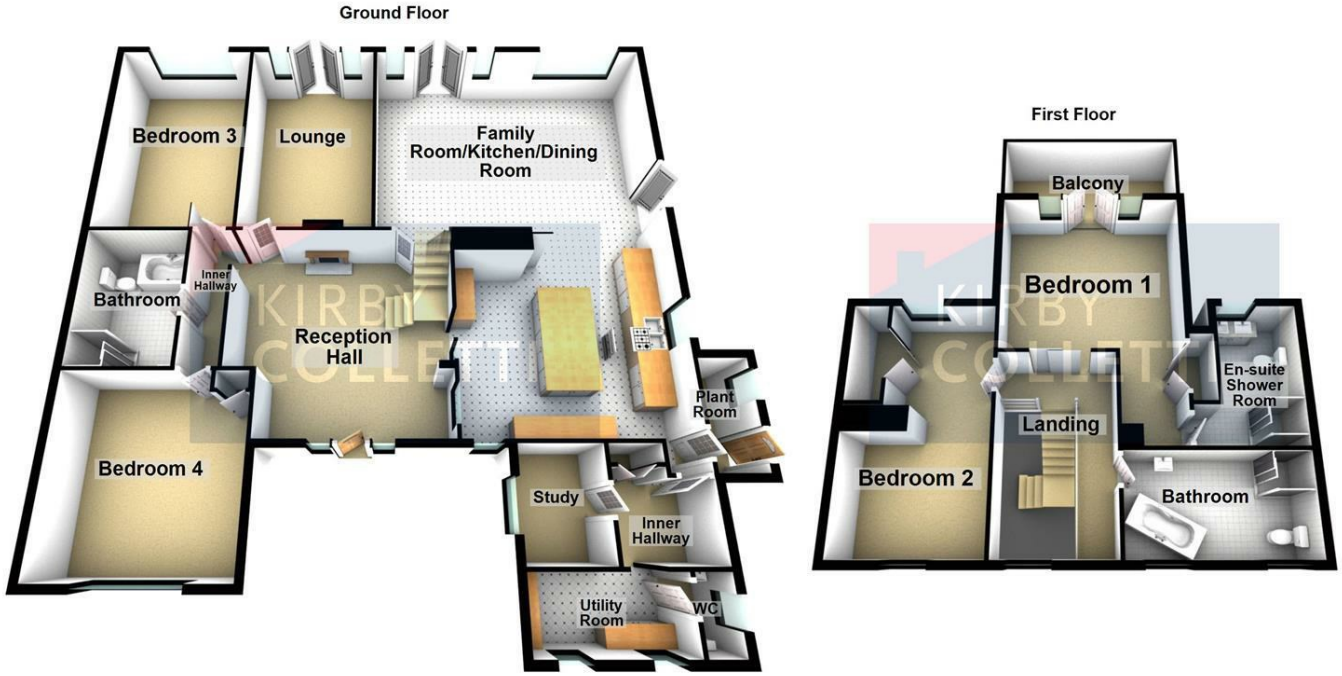
OUTSIDE

FRONT GARDEN

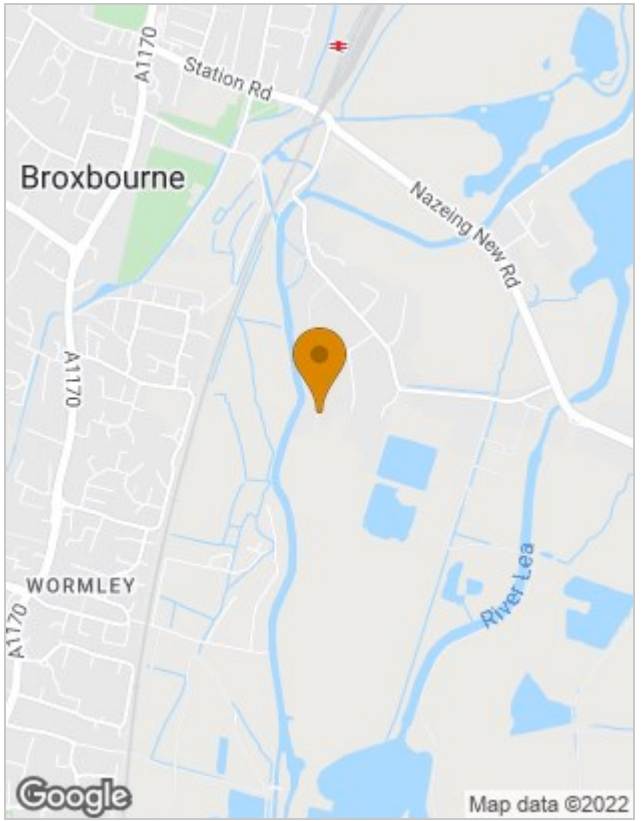
DETACHED DOUBLE GARAGE
17 x 16 (5.18m x 4.88m)

REAR GARDEN

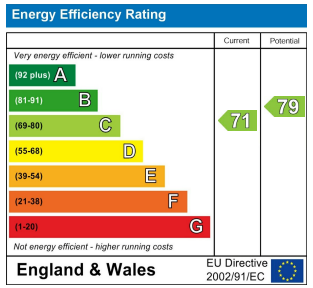
Floor Plans

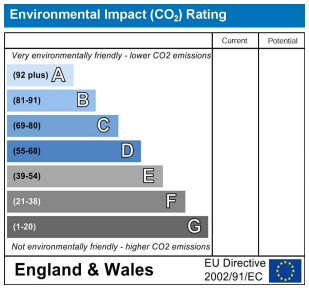


Location Map



Energy Performance Graph





Viewing

Please contact our Kirby Colletti Office on 01992471888 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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