



## Boyscote, 12 Riverside Avenue

Broxbourne, EN10 6QZ

**Offers In The Region Of £950,000**  4  1  2  E

\*\*\* Chain Free\*\*\* KIRBY COLLETTI are delighted to offer this FOUR BEDROOM CHALET STYLE DETACHED HOUSE which has an 85ft rear garden backing onto the River Lea with mooring rights.

Situated in one of Broxbourne's premier roads the property benefits being within a short walk to local shops, Pubs/Restaurants and a 12 minute walk to Broxbourne's Railway Station with its excellent service into London. Also, within the catchment for excellent schools for all ages.

The property requires some cosmetic updating and includes Lounge, Re-Fitted Kitchen, Utility Room, Two Bedrooms with views over the garden and River Lea, Re Fitted Bathroom/W/C. Gas Heating to Radiators, Ground Floor W.C. Garage and Parking For several Cars.



- Chain Free
- Conservatory
- Cloakroom
- Close to Station
- Four Bedrooms Detached House
- Re-Fitted Kitchen
- Re-Fitted Bathroom
- Lounge
- Utility Room
- 85ft Rear Garden backing onto River Lea



### ACCOMMODATION

uPVC double glazed front door to:

### ENTRANCE LOBBY

4'6 x 4'1 (1.37m x 1.24m)

Glazed door to:

### ENTRANCE HALL

3/4 turn stair case to first floor landing. Under stairs storage cupboard. Coved ceiling. Radiator.

### CLOAKROOM

5'10 x 3'3 (1.78m x 0.99m)

Side aspect uPVC double glazed window. White suite comprising low level W.C with concealed cistern. Wash hand basin. Fully tiled walls. Heated towel rail.

### LOUNGE

19'10 max x 19'7 max (6.05m max x 5.97m max)

Front aspect uPVC double glazed window. Rear aspect secondary double glazed window. Double glazed sliding patio door to conservatory. Open fireplace. Two wall light points. TV points. Three radiators. Coved ceiling.

### UPVC CONSERVATORY

19'10 x 10'6 (6.05m x 3.20m)

uPVC double glazed windows and doors providing access to rear garden. Two radiators.

### Re-FITTED KITCHEN

11'10 x 10'10 (3.61m x 3.30m)

Rear aspect uPVC double glazed window. Range of wall and base mounted units with rolled edge worksurfaces over. Tiled splashbacks. Inset stainless steel single drainer one and half bowl sink unit with mixer tap over. Built in NEFF gas four ring hob. Extractor hood over. Built in NEFF oven. Plumbing for dishwasher. Space for fridge. Access to:

### UTILITY ROOM

11'2 x 5'1 (3.40m x 1.55m)

uPVC double glazed door to rear garden with windows either side. Side aspect high level window. uPVC double glazed door leading to lean to area. Range of base units with rolled edge worksurfaces over. Inset single drainer sink unit with mixer tap over. Plumbing for washing machine and tumble dryer. Space for fridge freezer.

### LEAN TO

Timber door providing access to front garden.

### FIRST FLOOR LANDING

Front aspect uPVC double glazed window. Loft access via loft ladder.

### BEDROOM ONE

15'6 x 13'7 (4.72m x 4.14m)

Front aspect uPVC double glazed window. Radiator. Laminate flooring.

### BEDROOM TWO

12'2 x 11'4 (3.71m x 3.45m)

Rear aspect uPVC double glazed window with views over The River Lea. Radiator. Fitted wardrobes to one wall.

### BEDROOM THREE

11'3 x 9'2 (3.43m x 2.79m)

Rear aspect uPVC double glazed window with views over The River Lea. Radiator. Storage cupboard housing gas central heating boiler.

### BEDROOM FOUR

12'2 x 8'6 (3.71m x 2.59m)

Front aspect uPVC double glazed window. Radiator. Fitted wardrobes to one wall.

### BATH/SHOWER ROOM

8'4 x 7'3 (2.54m x 2.21m)

Rear aspect uPVC double glazed window. White suite comprising panelled bath with mixer tap and shower attachment over. Low level W.C with concealed cistern. Wash hand basin. Shower cubicle. Fully tiled walls. Heated towel rail.

### EXTERIOR

#### REAR GARDEN

Block paved patio area with side pedestrian access. Remainder laid to lawn with mature shrub borders. Undoubtedly an outstanding feature of this beautiful property is it's setting along the River Lea with mooring area.

#### FRONT GARDEN

Block paved in and out driveway. Lawned area with mature shrub borders and trees. Side pedestrian access to rear garden.

#### GARAGE

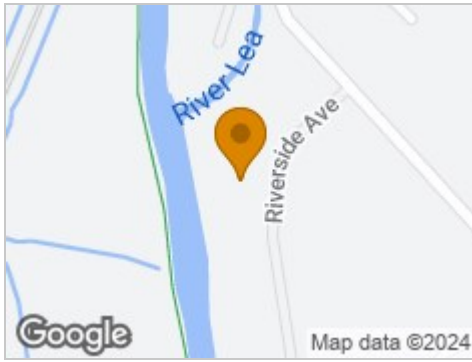
Electric up and over door.







## Road Map



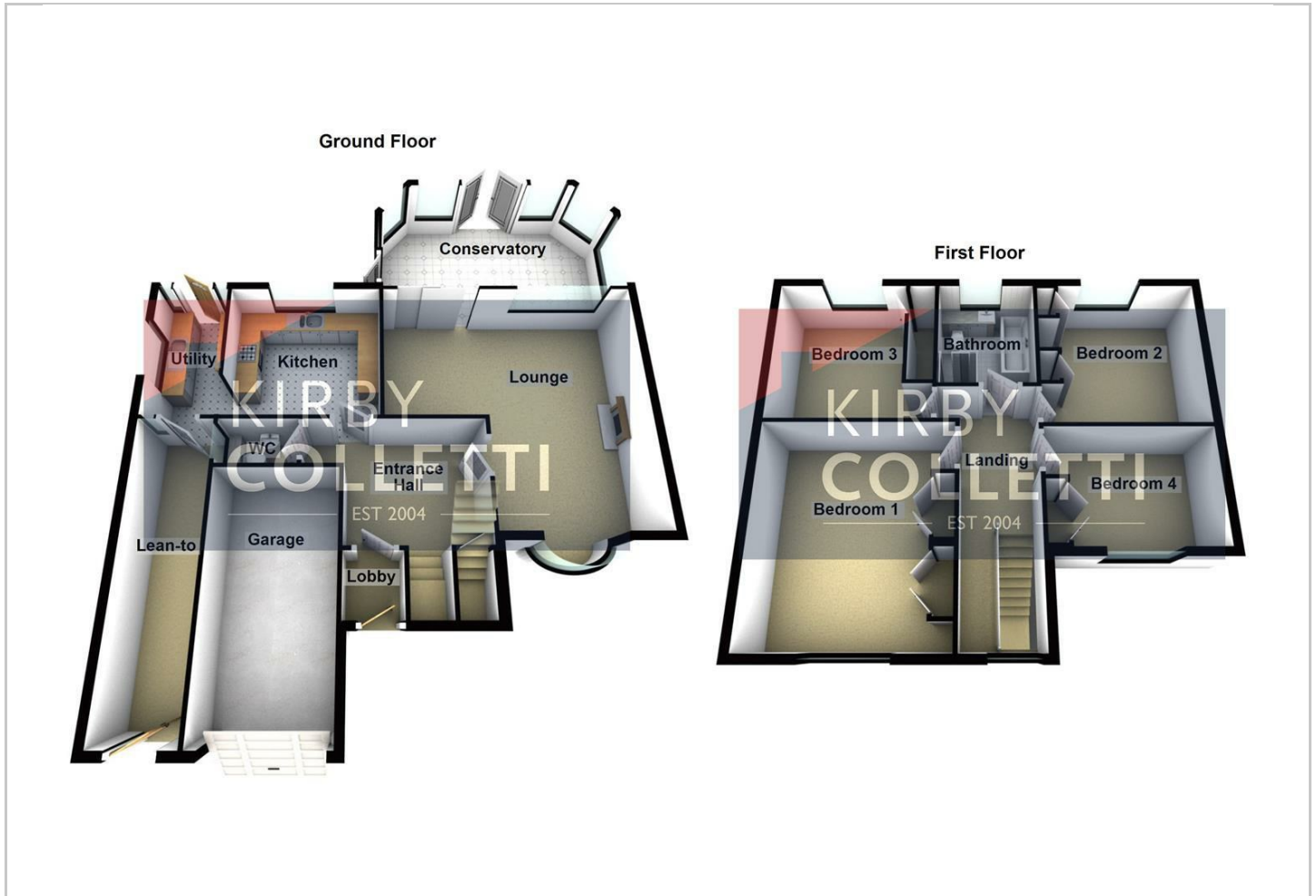
## Hybrid Map



## Terrain Map



## Floor Plan

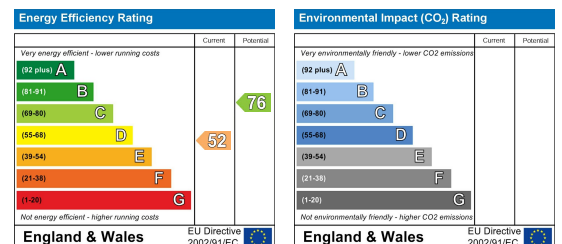


## Viewing

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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