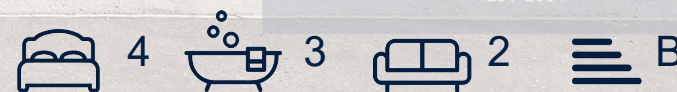


**KIRBY  
COLLETTI**

EST 2004

8 The Mead Nazeing New Road, Broxbourne, EN10 6SS

Price £895,000



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Price £895,000

# 8 The Mead Nazeing New Road

Broxbourne, EN10 6SS

- FOUR BEDROOM DETACHED HOUSE
- 15ft SITTING ROOM
- UTILITY ROOM
- 108ft EAST FACING REAR GARDEN
- DRIVEWAY PROVIDING OFF STREET PARKING
- 24ft STUNNING KITCHEN/FAMILY ROOM
- PLAYROOM
- EN SUITE SHOWER ROOM TO BEDROOM ONE
- GARDEN ROOM WITH SHOWER ROOM
- CLOSE TO BROXBOURNE RAILWAY STATION

KIRBY COLLETTI are delighted to market this immaculately presented and deceptively spacious FOUR DOUBLE BEDROOM DETACHED HOUSE, which has been substantially extended and remodelled by the present owners to an excellent specification. Benefiting from 24ft x 21ft Luxury Kitchen/Family Room with 'NEFF' appliances, Two Further Reception Rooms, Porcelain Tiled Flooring with Underfloor Heating to the Ground Floor, Ground Floor Cloakroom, En-suite Shower Room to Bedroom One, Quality Fitted Bathroom, 108ft Rear Garden, 24ft x 20ft Summer House with Shower Room and Off Street Parking for Three Vehicles.

The property is situated within a short walk for Broxbourne Train Station, Lea Valley Regional Park, Local Shops Pubs & Restaurants. also Hoddesdon Town Centre is just over a mile away.



## ACCOMMODATION

### IMPRESSIVE ENTRANCE HALL

30'8 x 4'10 (9.35m x 1.47m)

### CLOAKROOM

6'11 x 3'3 (2.11m x 0.99m)

### SITTING ROOM

15'5 x 12'3 (4.70m x 3.73m)

### PLAYROOM/ DINING ROOM

12'4 x 10'9 (3.76m x 3.28m)

### LUXURY KITCHEN/FAMILY ROOM

24'1 x 21'1 (7.34m x 6.43m)

### UTILITY ROOM

8 x 5'11 (2.44m x 1.80m)

### FIRST FLOOR LANDING

16'7 max x 6'8 (5.05m max x 2.03m)

### BEDROOM ONE

19'1 x 13'2 (5.82m x 4.01m)

EN SUITE SHOWER ROOM 8'1 x 4'10 (2.46m x 1.47m )







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- BEDROOM TWO** 12'3 x 10'9 (3.73m x 3.28m)
- BEDROOM THREE** 12'3 x 10'5 (3.73m x 3.18m)
- BEDROOM FOUR** 11'5 x 10'1 (3.48m x 3.07m)
- BATHROOM** 7'2 x 6'2 (2.18m x 1.88m)
- OUTSIDE**
- REAR GARDEN**
- GARDEN ROOM/HOME OFFICE** 24'8 x 20'7 (7.52m x 6.27m )
- STORAGE CUPBOARD**
- SHOWER ROOM/W.C** 8'9 max x 7'9 max (2.67m max x 2.36m max)
- FRONT GARDEN**



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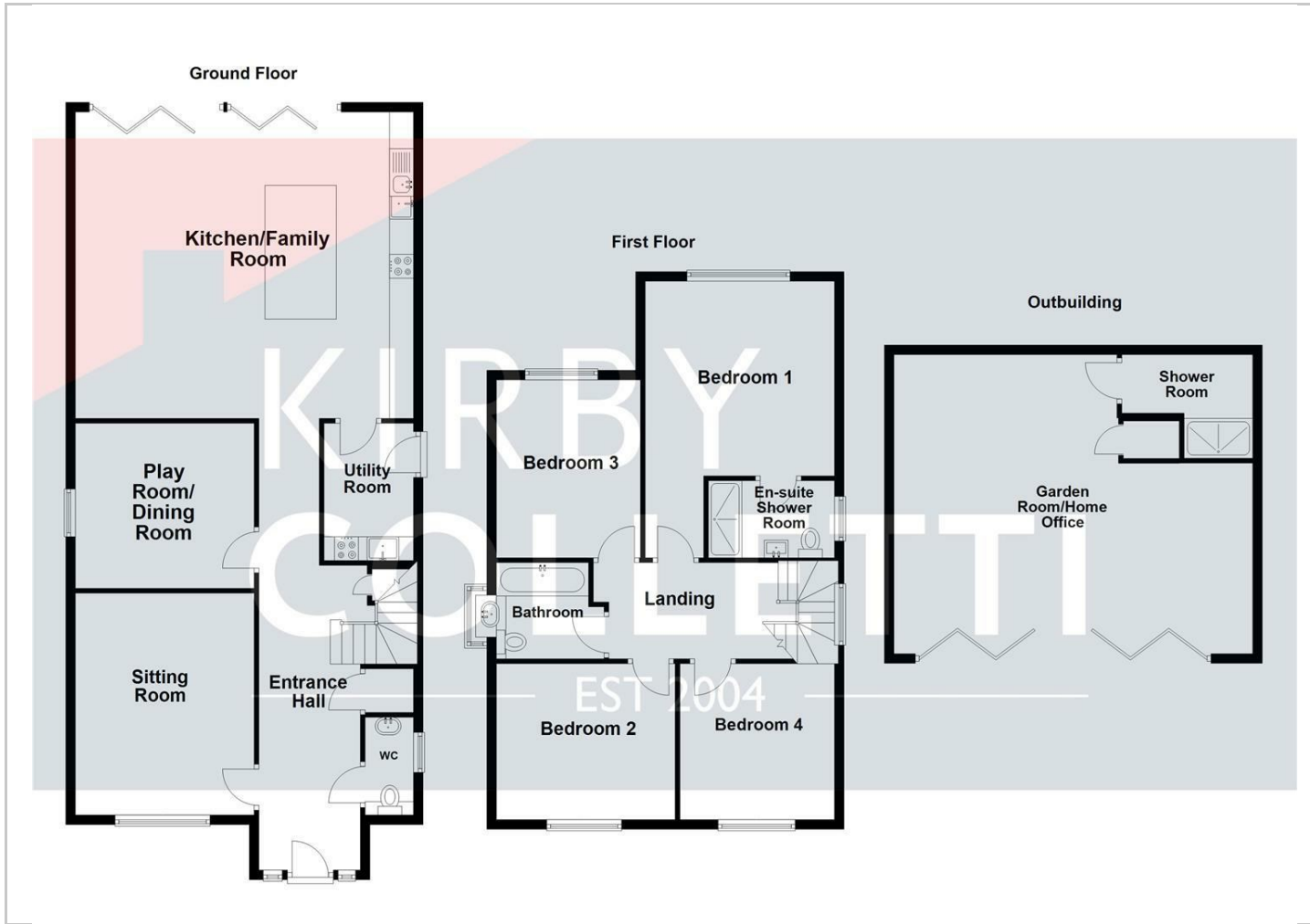


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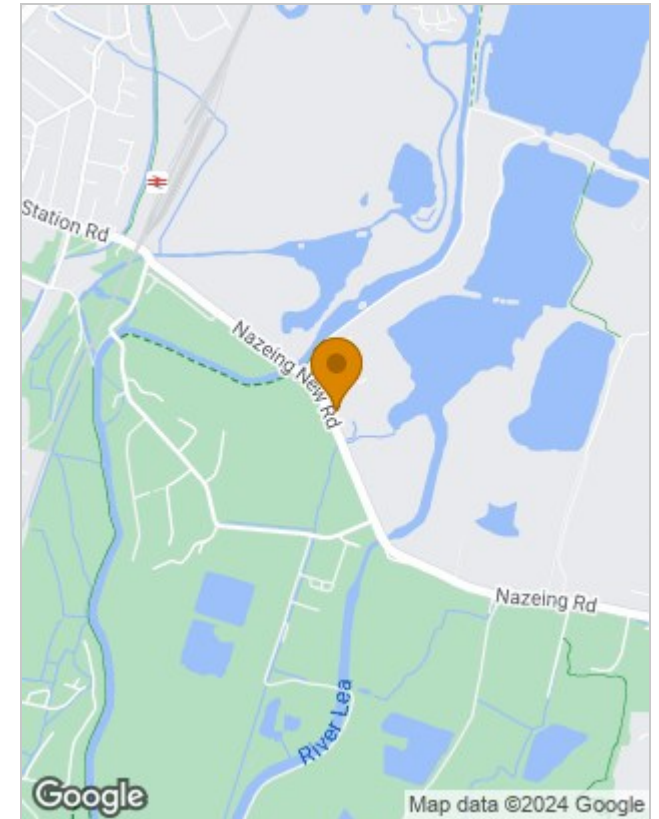
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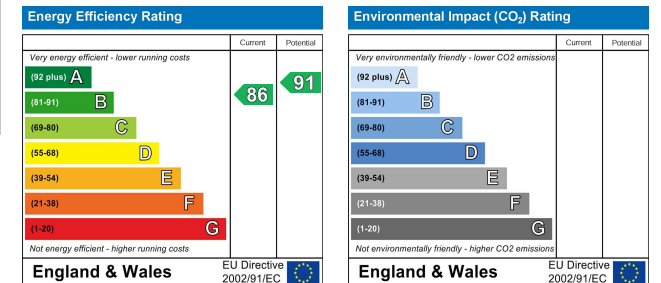
## Floor Plans



## 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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