



Flat 5 The Red House High Road

Broxbourne, EN10 7BB

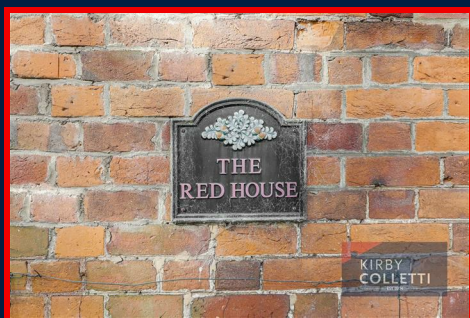
Price £449,950



KIRBY COLLETTI are delighted to offer this STUNNING TWO DOUBLE BEDROOM GARDEN FLAT Within this Charming Grade II listed building that was built in the early 18th century and at one time was used as the clubhouse of Broxbourne Golf Club. Situated just a short walk to Local Shops, Restaurants, Broxbourne Railway Station, River Lee and Catchment for Excellent Schooling.

Some of the many features include, Superb 20ft Lounge/Dining Room with Open Fireplace, Fitted Kitchen, En suite Bathroom to Bedroom One, En suite Shower Room to Bedroom Two, Separate W.C, Gas Heating to Radiators, Private West Facing Courtyard Garden and Secured Gated Allocated Parking for Two Cars.

- TWO DOUBLE BEDROOM GROUND FLOOR FLAT
- 38ft WEST FACING PRIVATE COURTYARD GARDEN
- SUPERB LOUNGE/DINING ROOM WITH OPEN FIREPLACE
- FITTED KITCHEN
- SEPERATE W.C
- EN SUITE BATH/SHOWER ROOMS TO BOTH BEDROOMS
- TWO ALLOCATED PARKING SPACES
- GATED ENTRANCE
- CLOSE TO BROXBOURNE RAILWAY STATION
- CATCHMENT FOR EXCELLENT SCHOOLS



ACCOMMODATION

Communal hall. Understairs storage cupboard. Door to:

ENTRANCE LOBBY

4 x 2'6 (1.22m x 0.76m)
Storage cupboard. Open to:

RECEPTION HALL

16'10 x 5'9 max (5.13m x 1.75m max)
Tiled floor. Door to:

W.C

Low level W.C. Wash hand basin.

FITTED KITCHEN

12 x 8 (3.66m x 2.44m)
Multi paned door to courtyard garden. Range of high gloss wall and base units with rolled edge worksurfaces over. Stainless steel single drainer sink unit. Built in electric oven with four ring gas hob. Integrated dishwasher. Plumbing for washing machine. Space for tumble dryer. Recessed ceiling spotlights. Coved ceiling. Tiled floor.

LOUNGE/DINER

20'4 x 12 max (6.20m x 3.66m max)
Siding aspect multi paned sash window and bay window to garden. Coved ceiling. Feature fireplace. Two column radiators. Two column pillars.

INNER HALLWAY

4'5 x 3'5 (1.35m x 1.04m)
Storage cupboard. Open to:

BEDROOM ONE

14'3 x 11 (4.34m x 3.35m)
Front aspect French doors and multi pane sash window to side. Coved ceiling. Recessed ceiling

spotlights. Original fireplace recess with fitted cupboard and drawers. Two radiators.

EN SUITE BATHROOM/W.C

11 x 6'7 (3.35m x 2.01m)
Side aspect multi pane sash window. Panel enclosed bath with tiled surround. Mixer tap and shower attachment. Low level W.C. Wall mounted wash hand basin. Radiator. Tiled floor. Recessed ceiling spotlights.

BEDROOM TWO

12'5 x 9'2 (3.78m x 2.79m)
Rear aspect multi pane sash window. Coved ceiling. Recessed ceiling spotlights. Radiator. Door to ensuite.

EN SUITE SHOWER ROOM

6 x 6 (1.83m x 1.83m)
Fully tiled walls and floor. Walk in shower. Low level W.C. Pedestal wash hand basin. Chrome heated towel rail. Underfloor heating. Extractor fan.

OUTSIDE

Neatly tended communal lawns. Two allocated parking bays with is accessed via electric gates.

PRIVATE COURTYARD

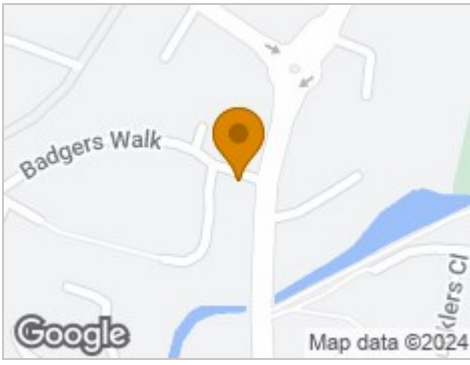
38ft wide. West facing. Fully paved.

AGENT NOTES

Lease: 125 years from 1991. 93 Years Remaining.
Service charge: £166.66 Per Month
Ground Rent: £200 Per Annum



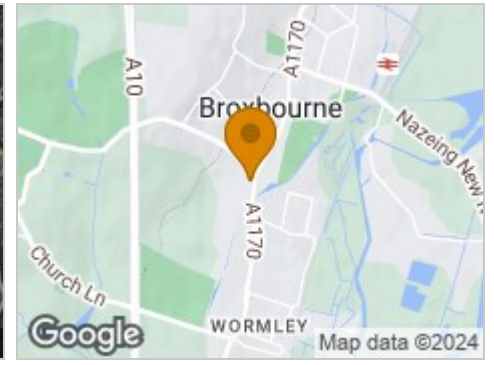
Road Map



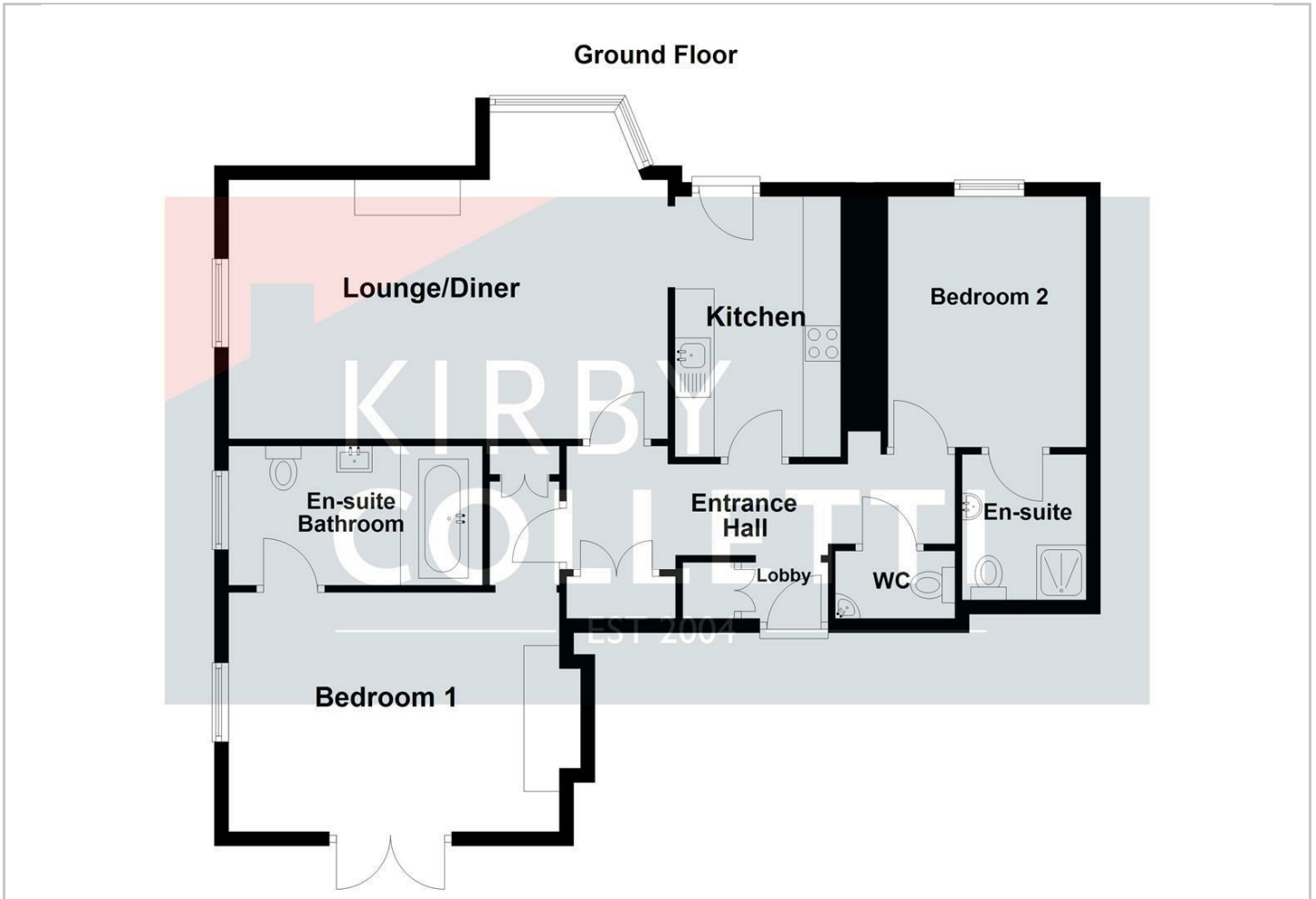
Hybrid Map



Terrain Map



Floor Plan

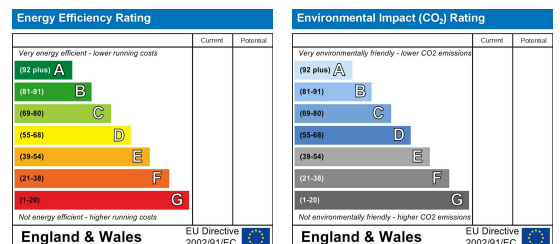


Viewing

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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