



1 Vale Cottage Macers Lane

Wormley, EN10 6EH

Offers In Excess Of £600,000



****CHAIN FREE**** KIRBY COLLETTI are delighted to offer this Immaculately Presented Four Bedroom Semi Detached House which is conveniently located for Local Shops, Parks, Schooling For All Ages, Lea Valley Regional Park and just over a mile from Broxbourne Railway Station and A10/M25 road links.

Some of the many features include Stunning 25'6" Kitchen/Dining Room, Beautiful Oak Staircase, 14'2" Living Room with bi-folding doors, Ground Floor Shower Room, Utility Room, Dressing Room, Underfloor Heating Throughout Ground Floor, 100ft South Facing Rear Garden, Garage and Driveway Providing Off Street Parking.

- CHAIN FREE
- STUNNING 25FT KITCHEN
- UTILITY ROOM
- GARAGE AND DRIVEWAY
- IMMACULATELY PRESENTED
- 14FT LIVING ROOM WITH BI-FOLDING DOORS
- UNDERFLOOR HEATING THROUGHOUT GROUND FLOOR
- FOUR BEDROOM SEMI DETACHED HOUSE
- GROUND FLOOR SHOWER ROOM
- 100FT SOUTH FACING REAR GARDEN



ACCOMMODATION

Entrance door to:

RECEPTION HALL

7 x 3 (2.13m x 0.91m)

Tiled floor. Door to:

KITCHEN

25'6 x 11'3 (7.77m x 3.43m)

Dual aspect double glazed uPVC window. Range of wall and base mounted units with stone work surfaces over. Inset butler sink. Exposed brick breast with recessed for Range Cooker. Island unit with wooden worksurfaces. Wine cooler. Integrated dishwasher. Wooden flooring. Oak staircase to first floor. Open to Living room:

LIVING ROOM

14'2 x 11'7 (4.32m x 3.53m)

Rear aspect Bi-folding doors. Recessed ceiling spotlights. Underfloor heating thermostat. Door to utility room. Door to Ground floor shower room. Open to:

SNUG / STUDY

10'1 x 7'5 max (3.07m x 2.26m max)

Rear aspect Bi-folding doors and full height window to side. Wooden flooring. Recessed ceiling spotlights.

GROUND FLOOR SHOWER ROOM

7'2 x 6'4 (2.18m x 1.93m)

Side aspect uPVC double glazed window. Fully tiled shower cubicle. Low level W.C. Wash hand basin with cupboard below. Chrome heated towel rail. Extractor fan.

UTILITY ROOM

10'10 x 10'7 (3.30m x 3.23m)

Range of newly fitted wall and base units with worksurfaces over. Inset sink unit. Plumbing for washing machine. Door to garage/store room.

FIRST FLOOR LANDING

Access to loft. Airing cupboard.

BEDROOM ONE

15'2 x 11'9 (4.62m x 3.58m)

Rear aspect uPVC double glazed window. Column radiator.

BEDROOM TWO

14'7 x 11'4 (4.45m x 3.45m)

Front aspect uPVC double glazed window. Column radiator.

BEDROOM THREE

11'3 x 8'4 (3.43m x 2.54m)

Front aspect uPVC double glazed window. Column radiator.

BEDROOM FOUR/ DRESSING ROOM

11'4 x 10'4 max (3.45m x 3.15m max)

Rear aspect uPVC double glazed window. Column radiator. Set of open wardrobes.

BATHROOM/W.C

8 x 6'5 (2.44m x 1.96m)

Fully tiled walls and floor. Tiled enclosed bath with mixer tap and shower attachment. Separate shower unit with glazed screen. Low level W.C. Pedestal wash hand basin. Recessed ceiling spotlights. Extractor fan. Chrome heated towel rail.

OUTSIDE

REAR GARDEN

100ft South facing. Paved patio retained by timber sleepers and steps up to lawn. Flower borders. Rear decked area. Vegetable plot. Further paved patio with timber shed. Enclosed by panelled fencing. Pedestal side access. Outside tap. Outside lights.

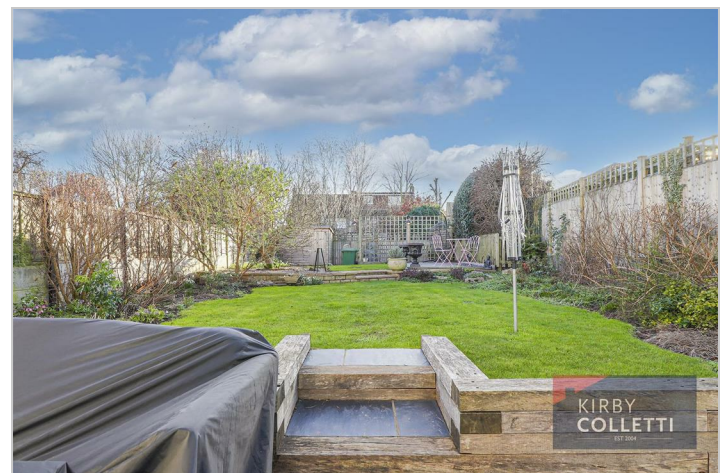
FRONT GARDEN

Block paved patio providing off street parking and access to:

STORE ROOM/GARAGE

8'8 x 7'8 (2.64m x 2.34m)

Roller shutter door. Power and light connected.



Road Map



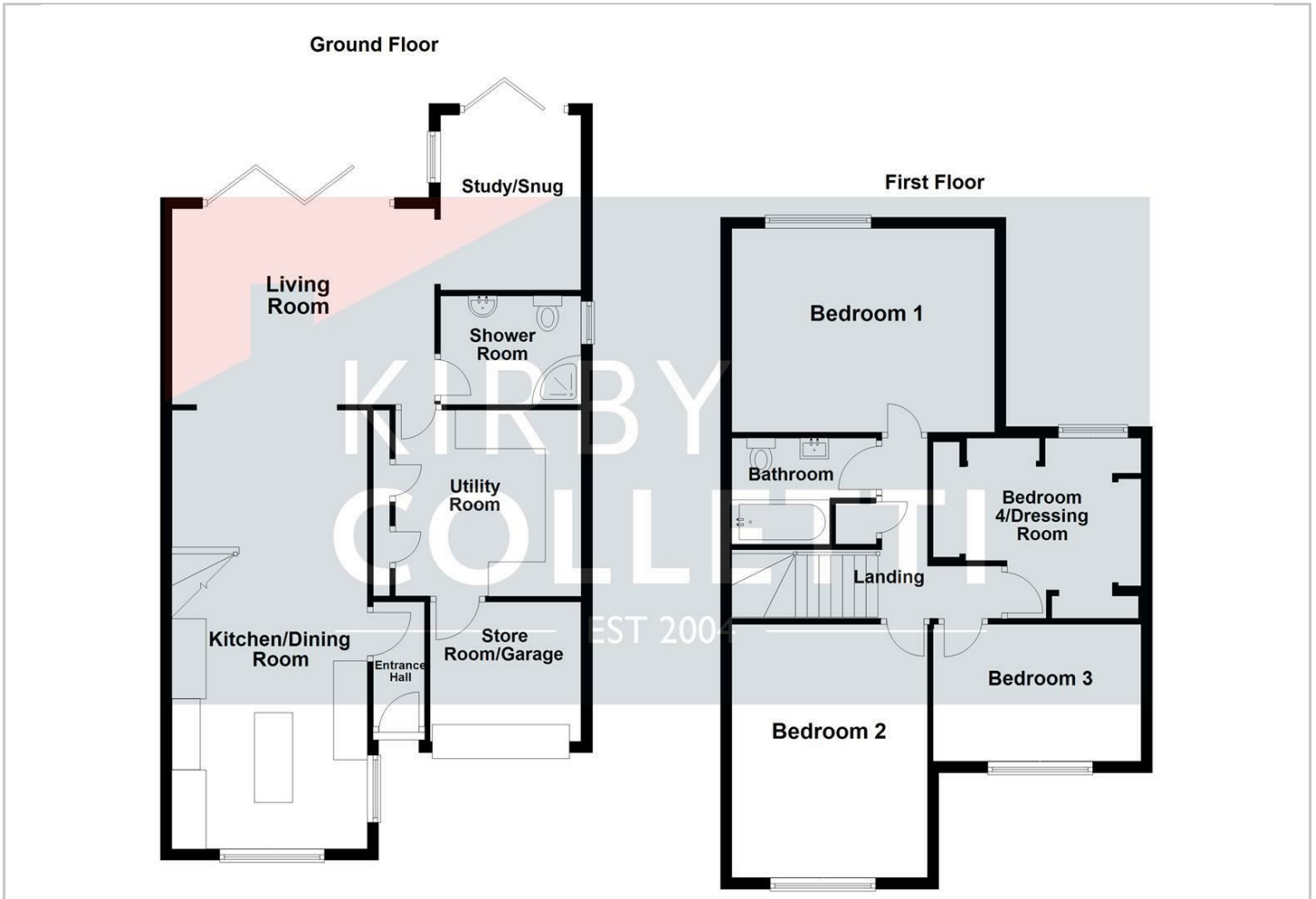
Hybrid Map



Terrain Map



Floor Plan

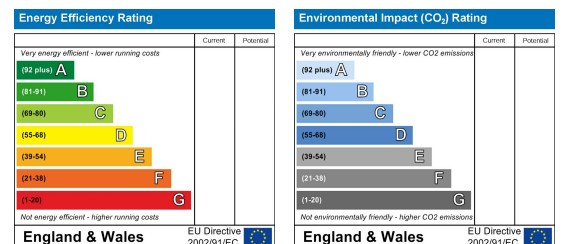


Viewing

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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