



## 21 Huntingdon Close

Broxbourne, EN10 6DR

**Offers In Excess Of £550,000**



KIRBY COLLETTI are delighted to offer this Immaculately presented and deceptively spacious THREE / FOUR BEDROOM EXTENDED SEMI DETACHED HOUSE situated in this sought after cul-de-sac which is located within a short walk to Local Shops, Bus Routes, Hertford Regional College and just over a mile to Broxbourne Railway Station and Brookfield Farm Retail Park.

Some of the many features include, Reception Hall/Study, L Shape Dining Room, Sitting Room, Kitchen/Breakfast Room, Ground Floor Bedroom, Ground Floor Shower Room/W.C, Bathroom/W.C, uPVC Double Glazing, 83ft Rear Garden with Summer House and Off Street Parking to Front For Four Cars.

- THREE/FOUR BEDROOM EXTENDED SEMI DETACHED HOUSE
- L SHAPED DINING ROOM
- GROUND FLOOR DOUBLE BEDROOM
- OFF STREET PARKING FOR 4 CARS
- IMMACULATELY PRESENTED AND DECEPTIVELY SPACIOUS
- SITTING ROOM
- GROUND FLOOR SHOWER ROOM/W.C
- RECEPTION HALL/STUDY
- 14ft KITCHEN/BREAKFAST ROOM
- 83ft REAR GARDEN WTH SUMMER HOUSE



## ACCOMMODATION

Entrance door to:

### ENTRANCE HALL / STUDY AREA

11 x 8'1 (3.35m x 2.46m )

Front aspect uPVC double glazed window. Laminate wood flooring. Radiator. Coved ceiling. Door to Dining Room and Door to:

### GROUND FLOOR BEDROOM

14'7 x 7'4 max (4.45m x 2.24m max)

Front aspect uPVC double glazed window. Radiator.

### L SHAPED DINING ROOM

16'2 x 16 (at widest points) (4.93m x 4.88m (at widest points))

Side aspect uPVC double glazed window. Coved ceiling. Two radiators with decorative cover. Laminate wood flooring. Stairs up to first floor.. Archway to Sitting Room. Door to:

### GROUND FLOOR SHOWER ROOM

7'6 x 5'3 (2.29m x 1.60m)

Side aspect uPVC double glazed window. Fully tiled walls and floor. Fully tiled shower cubicle. Low level W.C. Wash hand basin with cupboard under. Chrome heated towel rail. Recessed ceiling spotlights. Extractor fan.

### SITTING ROOM

16'2 x 11'6 (4.93m x 3.51m)

Rear aspect uPVC double glazed window. Coved ceiling. Radiator. Double doors to:

### KITCHEN/BREAKFAST ROOM

14 x 9 (4.27m x 2.74m )

Dual aspect uPVC double glazed windows and door to garden. White wall and base units with rolled edge worksurfaces and tiled splashbacks. Stainless steel

single drainer sink unit. Built in electric oven. Five ring gas hob. Plumbing for washing machine and dishwasher. Integrated fridge freezer. Recessed ceiling spotlights. Radiator.

### FIRST FLOOR LANDING

10'4 x 9'6 max (3.15m x 2.90m max)

Airing cupboard. Access to loft.

### BEDROOM ONE

16'2 x 12'2 max (4.93m x 3.71m max)

Front aspect uPVC double glazed window. Radiator. Fitted wardrobes, cupboards and drawer units.

### BEDROOM TWO

11'9 x 9'4 (3.58m x 2.84m)

Rear aspect uPVC double glazed window. Radiator. Fitted wardrobe.

### BEDROOM THREE

11'4 x 6'3 (3.45m x 1.91m)

Rear aspect uPVC double glazed window. Radiator.

### BATHROOM/W.C

6'10 x 5'5 (2.08m x 1.65m)

Side aspect uPVC double glazed window. Fully tiled walls and floor. Panel enclosed bath with mixer tap and shower attachment. Low level W.C. Pedestal wash hand basin. Chrome heated towel rail. Recessed ceiling spotlights.

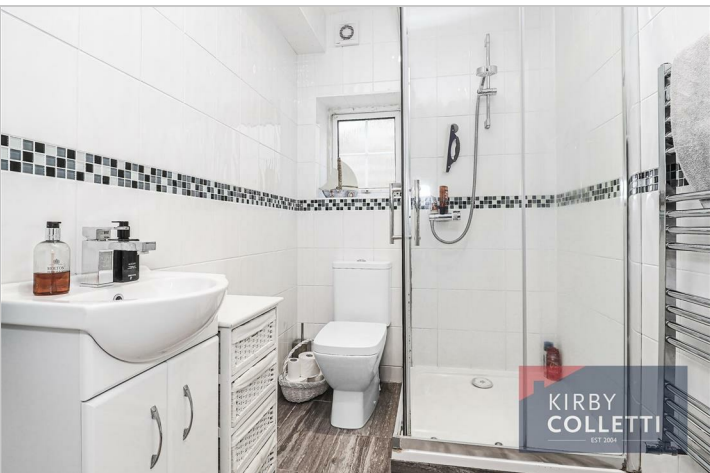
### OUTSIDE

#### REAR GARDEN

83ft deep. Paved patio. Laid to lawn leading to further rear patio area. Summerhouse with power and light connected. Pedestrian side access. Outside tap and lights.

#### FRONT GARDEN

Off street parking for 4 Cars.



## Road Map



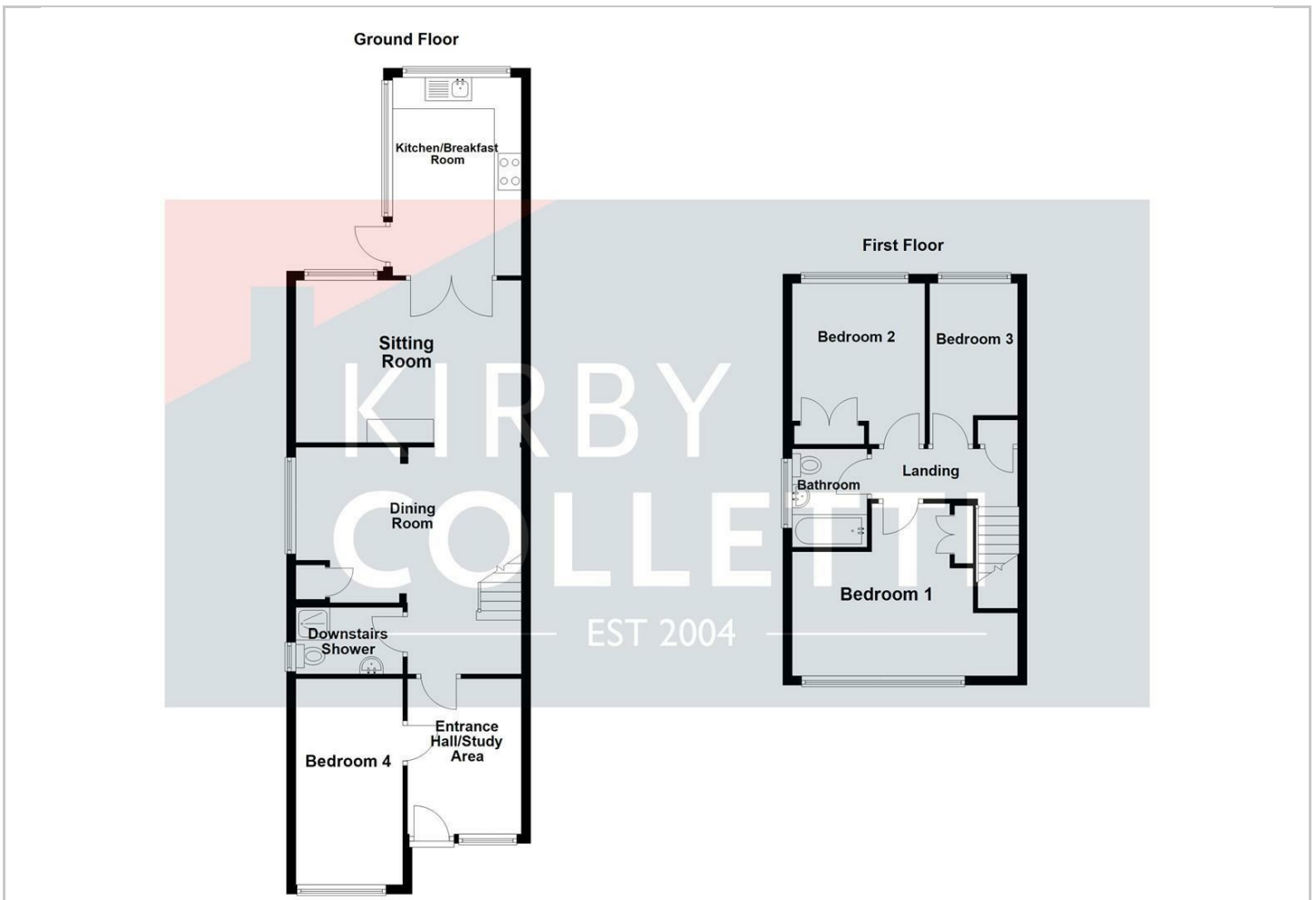
## Hybrid Map



## Terrain Map



## Floor Plan

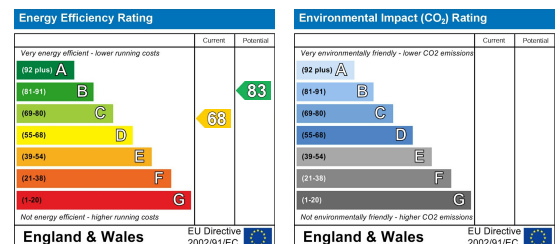


## Viewing

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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