



## 18 St Michaels Road

Broxbourne, EN10 7JL

**Price £699,950**



A superbly presented FOUR BEDROOM 1930S SEMI DETACHED HOUSE that has been extended and refurbished to an excellent standard throughout. Situated within one of Broxbourne's most sought after locations , just a short walk to Local Shops, Restaurants, Schooling for all ages and Broxbourne's British Railway Station.

The property offers 14ft Lounge. Dining Room, Sitting Area, Quality Fitted Kitchen, Sitting Room, Luxury Bathroom, En Suite shower to Master Bedroom, uPVC Double Glazed Windows, Approx. 60ft South Facing Rear Garden, Garage and Parking to rear.

- 1930s SEMI DETACHED HOUSE
- THREE RECEPTION AREAS
- EN SUITE TO MASTER BEDROOM
- WALKING DISTANCE TO BROXBOURNE TRAIN STATION
- FOUR BEDROOMS
- QUALITY FITTED KITCHEN
- 60FT SOUTH FACING REAR GARDEN
- HIGHLY REGARDED LOCATION
- LUXURY BATHROOM/W.C
- GARAGE AND OFF STREET PARKING



## ACCOMMODATION

Double glazed entrance door to:

### RECEPTION HALL

16'1 x 5'11 (4.90m x 1.80m)

Front aspect double glazed window. Cast iron column radiator. Stairs to first floor with cupboard under.

### GROUND FLOOR CLOAKROOM

3'11 x 5'11 (1.19m x 1.80m)

Side aspect uPVC double glazed window. Low level W.C. Corner wash hand basin with tiled splashback. Recessed ceiling spotlights.

### DINING ROOM

13'3 x 11'11 (4.04m x 3.63m)

Exposed wooden floorboards. Cast iron radiator. Open to Sitting Room and:

### LOUNGE

14'1 x 13'11 (4.29m x 4.24m)

Front aspect uPVC double glazed window. Exposed brick functional open fireplace. Cast iron column radiator. Exposed wooden floorboards. Open to:

### KITCHEN

20'5 x 7'11 (6.22m x 2.41m)

Rear aspect uPVC double glazed window and Velux window. Range of solid beech wooden fronted wall and base units with wooden surfaces over. Range style cooker. White double bowl, single drainer unit. Plumbing for washing machine and dishwasher. Plumbing for American style fridge/freezer. Polished porcelain tiled floor. Recessed ceiling spotlights. Open plan to:

### SITTING ROOM

11'2 x 10'2 (3.40m x 3.10m)

Rear aspect uPVC double glazed double doors to garden. Velux window. Exposed wooden floorboards. Recessed ceiling spotlights. Two cast iron radiators.

### FIRST FLOOR LANDING

9'3 x 7'11 (2.82m x 2.41m)

Side aspect uPVC double glazed window.

### BEDROOM TWO

14'3 x 10'10 (4.34m x 3.30m)

Front aspect uPVC double glazed window. Fitted wardrobes to either side of chimney breast. Exposed wooden floorboards. Cast iron column radiator.

### BEDROOM THREE

13'4 x 10'10 (4.06m x 3.30m)

Rear aspect uPVC double glazed window. Fitted wardrobes to either side of chimney breast. Exposed wooden floorboards. Cast iron column radiator.

### BEDROOM FOUR

8'3 x 8 (2.51m x 2.44m)

Front aspect uPVC double glazed window. Cast iron column radiator.

### LUXURY BATHROOM / W.C

7'10 x 6'10 (2.39m x 2.08m)

Rear aspect uPVC double glazed window. Wooden panel enclosed jacuzzi bath with mixer taps and shower attachment. Square basin on natural wood wash stand. Low level W.C. Porcelain tiled walls and floor. Chrome heated towel rail.

### SECOND FLOOR LANDING

Door to:

### BEDROOM ONE

14'4 x 11'7 (4.37m x 3.53m)

Rear aspect uPVC double glazed window and two Velux windows to front. Cast iron radiator. Wooden flooring. Eaves storage cupboards. Door to:

### LUXURY EN SUITE SHOWER ROOM

5'9 x 4'4 (1.75m x 1.32m)

Travertine stone tiled walls. Fully tiled shower enclosure with glazed door and glass block bricks to either side. Low level toilet with concealed cistern. Wall mounted wash hand basin. Extractor fan.

### OUTSIDE

#### REAR GARDEN

Approx. 60ft Deep. Southerly aspect. Paved patio and pathway. Remainder laid to lawn. Outside lights. Garden Shed. Pedestrian access. Personal door to:

#### GARAGE

Located to the rear of the property. Double doors. Power and light connected. Additional parking to side.

#### FRONT GARDEN

Pathway with remaining areas being shingled. Enclosed by low level brick wall with wrought iron fencing.







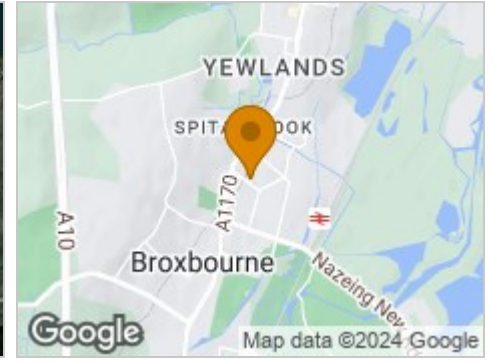
## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan

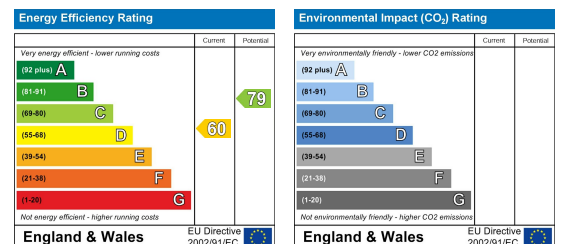


## Viewing

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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