



53 Lammasmead, Broxbourne, EN10 6PF
Guide Price £538,995



53 Lammasmead, Broxbourne, EN10 6PF

VIDEO TOUR AVAILABLE!!!

FANTASTIC DECEPTIVE FAMILY HOME. Great location for the new Broxbourne Secondary School, due in the next couple of years. A substantial extended family home with FIVE BEDROOMS and extremely spacious living accommodation including; 3 receptions - room, large living room, separate dining room with connecting doors, EXCELLENT CONSERVATORY, a large open plan kitchen/ dining, ground floor shower room, garage with driveway for 3 cars, nice rear garden. THIS IS A MUST SEE PROPERTY



Entrance Hall

Inner hall. Door to ground floor shower room

Ground Floor Shower Room

Contemporary white suite; Corner shower cubicle with glazed screen. Wall mounted wash hand basin. Close Coupled W/C. Ceramic tiled walls and floor. Window to front aspect

Main Living Room 21'2" x 10'10" (6.45m x 3.30m)

Double glazed bow window to front aspect. Decorative 'Adam' style fireplace. Wood effect laminate floor. Radiator. Double doors to Dining Room

Dining Room 10'10" x 9'9" (3.30m x 2.97m)

Double glazed doors opening to the conservatory. Wood effect laminate floor. Radiator. Door to kitchen/breakfast room. Doors to main living room

Kitchen/Breakfast Room 20'4" x 9'10" (6.20m x 3.00m)

Modern Kitchen with extensive range of base and eye level units with complementary work-surfaces over. Tiled splash-back. Over counter lighting. Inset stainless steel sink and drainer. Integrated fridge/freezer. Space for automatic washing machine, dishwasher and cooker. Breakfast area has space for 4-6 seater table and chairs. Double glazed window overlooking the rear garden and double glazed door to conservatory.

Conservatory 12'6" x 10' (3.81m x 3.05m)

EXCELLENT ROOM currently used as a formal dining room. A lovely addition to the property being of Victorian style double glazed construction on brick plinth. Tiled floor. Double doors to the garden.

First Floor Landing

Return hallway with doors to all rooms. Loft access. Airing Cupboard

Bedroom One 12'2" x 9' (3.71m x 2.74m)

Double glazed window to front aspect. Full range of built-in wardrobes to one wall. Wood laminate floor. Radiator.

Bedroom Two 10'2" x 8'1" (3.10m x 2.46m)

Double glazed window to rear aspect. Radiator.

Bedroom Three 9'10" x 8'6" (3.00m x 2.59m)

Bedroom Four 9'9" x 9'6" (2.97m x 2.90m)

Double glazed window to rear aspect. Radiator.

Bedroom Five/Office 10'1" x 5'10" (3.07m x 1.78m)

Currently used as an office. Double glazed window to rear aspect. Radiator. Wood laminate floor.

Family Bathroom

Modern white suite comprising: Panelled bath with mixer tap and shower attachment. Pedestal wash hand basin. Close Coupled W/C. Chrome heated towel rail/radiator. Tiled walls. High-line double glazed window.

Garage

Single garage with up and over door.

Parking

Garage and driveway for 2-3 cars

Front

Mainly hard standing for parking.

Fully enclosed by close board fencing. Paved patio with a further paved seating area to the far boundary. The remainder is laid to lawn. Timber garden shed is to remain. Pedestrian gate to side path. Access to property via Kitchen door or double doors to Conservatory.





