



Academia Avenue, Broxbourne EN10 6FW

welcome to

Academia Avenue, Broxbourne

William H Brown are delighted to bring to the market this lovely, four bedroom semi detached family home situated in popular Broxbourne residential location. An early internal viewing is highly recommended to avoid missing out.



**Accommodation Comprising Of:
Entrance Hall**

Radiator, laminate floor, storage cupboard.

Cloakroom

Radiator, vinyl floor, wash hand basin, WC.

Lounge

14' 8" x 12' 1" (4.47m x 3.68m)

French doors, patio doors, laminate floor.

Kitchen

14' x 8' 2" (4.27m x 2.49m)

Double glazed window to front aspect, a range of wall and base units with complimenting worktops, sink unit, integrated oven, gas hob, tiled floor, part tiled walls, radiator.

Landing

Radiator, storage cupboard.

Bedroom 1

23' 11" x 11' 2" (7.29m x 3.40m)

Double glazed window to rear aspect, two radiators, built in wardrobe, double glazed velux window to front aspect.

En-Suite

Double glazed velux window to front aspect, shower cubicle, wash hand basin, radiator, part tiled walls, WC.

Bedroom 2

11' 2" x 8' 1" (3.40m x 2.46m)

Double glazed window to rear aspect, radiator.

Bedroom 3

7' 9" x 6' 4" (2.36m x 1.93m)

Double glazed window to rear aspect, radiator.

Bedroom 4

14' 8" x 11' 4" (4.47m x 3.45m)

Double glazed window to front aspect, radiator.

Bathroom

Part tiled walls, vinyl floor, radiator, wash hand basin, WC, paneled bath.

Exterior

Front Garden

To the front of the property is a driveway providing off street parking.

Rear Garden

To the rear of the property is a lawn and patio area.



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Academia Avenue, Broxbourne

- Four bedrooms
- En-suite, family bathroom and downstairs wc
- Living room
- Semi detached
- Driveway

Tenure: Freehold EPC Rating: C

offers in excess of

£475,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
BRX108213 - 0009

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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