



Academia Avenue, Broxbourne EN10 6FW

welcome to

Academia Avenue, Broxbourne

William H Brown are delighted to offer for sale, this stunning four bedroom semi-detached family home situated on one of the largest plots within this sought after development, Viewing is highly recommended.



**The Accommodation Comprises:-
Entrance Hall**

Staircase to first floor landing with built under cupboard, radiator, quick step laminate flooring.

Bedroom/Dining Room

12' 5" x 8' (3.78m x 2.44m)

Window to front aspect, radiator.

Re-Fitted Cloakroom

Re-fitted with a superb suite comprising low level flush wc with concealed cistern, vanity unit comprising copper wash bowl with counter top and cupboard below, designer radiator.

Kitchen

11' 10" x 14' 6" (3.61m x 4.42m)

Fully refurbished kitchen, laminate floor, part tiled walls, integrated oven, gas hob, integrated dishwasher, integrated fridge freezer.

First Floor Landing

Staircase to second floor. Doors to:-

Living Room

14' 6" x 12' 3" (4.42m x 3.73m)

Two sets of French doors to rear aspect with Juliet balconies, radiator, quick step laminate flooring.

Bedroom

8' 6" x 8' (2.59m x 2.44m)

Window to front aspect, radiator.

Superb Re-Fitted Bathroom

Recently re-fitted with a stunning white suite comprising free-standing bath, low level flush wc with concealed cistern, vanity unit comprising surface mounted wash bowl with cupboard below, tiled floor and walls, ALEXA controlled lighting with variable colours.

Second Floor Landing

Radiator, access to loft, built-in airing cupboard.

Bedroom

14' 7" x 8' 8" (4.45m x 2.64m)

Two windows to front aspect, radiator.

Main Bedroom

14' 6" x 11' 9" (4.42m x 3.58m)

Two windows to rear aspect, radiator, quick step laminate flooring, fitted double and single wardrobes.

Re-Fitted En-Suite Shower Room

Tiled floor and walls to complement a White suite comprising shower enclosure with external controls, low level flush wc with concealed cistern and vanity unit comprising surface mounted wash bowl with cupboard below, monitor ceiling speakers, ALEXA controlled lighting, radiator.

Exterior

To the front of the property there is double driveway and landscaped garden. Single side Garage with up and over door. South facing rear garden - larger than average, central lawn with flower and shrub borders and large decked area to the side and rear.



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Academia Avenue, Broxbourne

- Four Bedrooms
- Re-fitted bathroom, ensuite and cloakroom
- Fully refurbished kitchen
- Large plot with south facing garden
- Attached garage to side

Tenure: Freehold EPC Rating: C

£515,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
BRX108502 - 0007

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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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