



Kingfisher Close, Broxbourne EN10 7FG

welcome to

Kingfisher Close, Broxbourne

William H Brown are delighted to bring to the market this stunning four bedroom family home situated in a sought after private cul de sac location in the heart of Broxbourne. An early internal viewing is highly recommended to fully appreciate this stunning family home.



**Accommodation Comprises Of:
Cloakroom**

Amitco floor, wc, wash hand basin, wall cabinet.

Lounge

16' 8" x 12' 2" (5.08m x 3.71m)

Juliete balcony to rear aspect, shutter blinds.

Kitchen

16' 5" x 12' (5.00m x 3.66m)

Wine cooler, Quooker tap, amtico floor, two integrated fridge freezers, range oven, island, integrated dishwasher and washing machine. A range of modern of wall and base units with quartz worktops, water softner, insinkerator.

Office / Cinema Room

12' x 8' 10" (3.66m x 2.69m)

Amtico flooring, storage heater, two built in wardrobes.

Utility Room

Access via electric roller door.

Landing

Storage cupboard

Bedroom 1

16' 4" x 10' 1" (4.98m x 3.07m)

Balcony to rear aspect, blind shutters, two built in wardrobes.

En-Suite

Shower cubicle, tiled floor, tiled walls, wall and base units with quartz worktops, chrome heated radiator, wash hand basin, wc.

Bedroom 2

13' 6" x 9' 6" (4.11m x 2.90m)

Two double glazed windows to front aspect, blind shutters, two built in wardrobes.

Bedroom 3

16' 7" x 8' 4" (5.05m x 2.54m)

Two double glazed velux windows to front aspect,

three storage cupboards.

Bedroom 4

9' 10" x 6' 8" (3.00m x 2.03m)

Double glazed window to front aspect, blind shutters.

Bathroom

Tiled floor, tiled walls, wc, wash hand basin, paneled bath, chrome heated radiator.

**Exterior
To The Front**

A car port for allocated parking which is covered, external floodlights with CCTV.

Rear Garden

Patio area, decking area, hot tub, power points in garden, hose point, external floodlights with CCTV.

Agents Note:

Estate charge payable £40 per month for management of communal areas.



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Kingfisher Close, Broxbourne

- Four bedrooms
- River views
- Private balcony
- Stunning kitchen
- Garden and hot tub

Tenure: Freehold EPC Rating: B

£675,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
BRX108492 - 0006

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william h brown



01992 464174



Broxbourne@williamhbrown.co.uk



47 High Road, BROXBOURNE, Hertfordshire,
EN10 7HX



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)