



**The Orchard, Broxbourne EN10 7JJ**

**welcome to**

## **The Orchard, Broxbourne**

William H Brown are delighted to bring to the market this stunning, chain free, and spacious five bedroom detached bungalow situated in the heart of popular Broxbourne. The Broxbourne school and all other local amenities.

### **Accommodation Comprises Of: Entrance Hall**

Two radiators, storage cupboard.

### **Lounge**

18' 10" x 14' 8" ( 5.74m x 4.47m )

Double glazed window to side aspect, two radiators.

### **Dining Room**

11' 10" x 11' 8" ( 3.61m x 3.56m )

Double glazed window to side aspect, radiator.

### **Bathroom**

Double glazed window to front aspect, tiled walls, tiled floor, Jacuzzi bath, wc, wash hand basin, radiator.

### **Kitchen**

17' 10" x 11' 10" ( 5.44m x 3.61m )

Two double glazed windows to rear aspect, double glazed door to rear aspect, tiled floor, a range of wall and base units with complimenting worktops, integrated dishwasher, plumbing for washing machine, integrated oven, hob and extractor fan, radiator.

### **Conservatory**

19' 6" x 12' 10" ( 5.94m x 3.91m )

Double glazed door to rear aspect, tiled floor, radiator.

### **Bedroom 1**

13' 2" x 11' 3" ( 4.01m x 3.43m )

Double glazed window to front aspect, built in wardrobe, double glazed french doors to rear aspect, radiator.

### **Bedroom 2**

11' 9" x 8' 5" ( 3.58m x 2.57m )

Double glazed window to rear aspect, radiator.

### **Bedroom 3**

12' 8" x 10' 9" ( 3.86m x 3.28m )

Double glazed window to front aspect, fitted wardrobe, radiator.

### **Bedroom 4**

11' 11" x 9' 7" ( 3.63m x 2.92m )

Double glazed window to rear aspect, fitted wardrobe, radiator.

### **Bedroom 5**

8' 8" x 8' 6" ( 2.64m x 2.59m )

Double glazed window to rear aspect, radiator.

### **Bathroom**

Tiled floor, tiled walls, wc, wash hand basin, walk in shower cubicle, chrome heated radiator.

### **Exterior Front Garden**

To the front of the property is a garage, driveway for several cars.

### **Rear Garden**

To the rear of the property is a wrap around garden, patio area, greenhouse, rear access.





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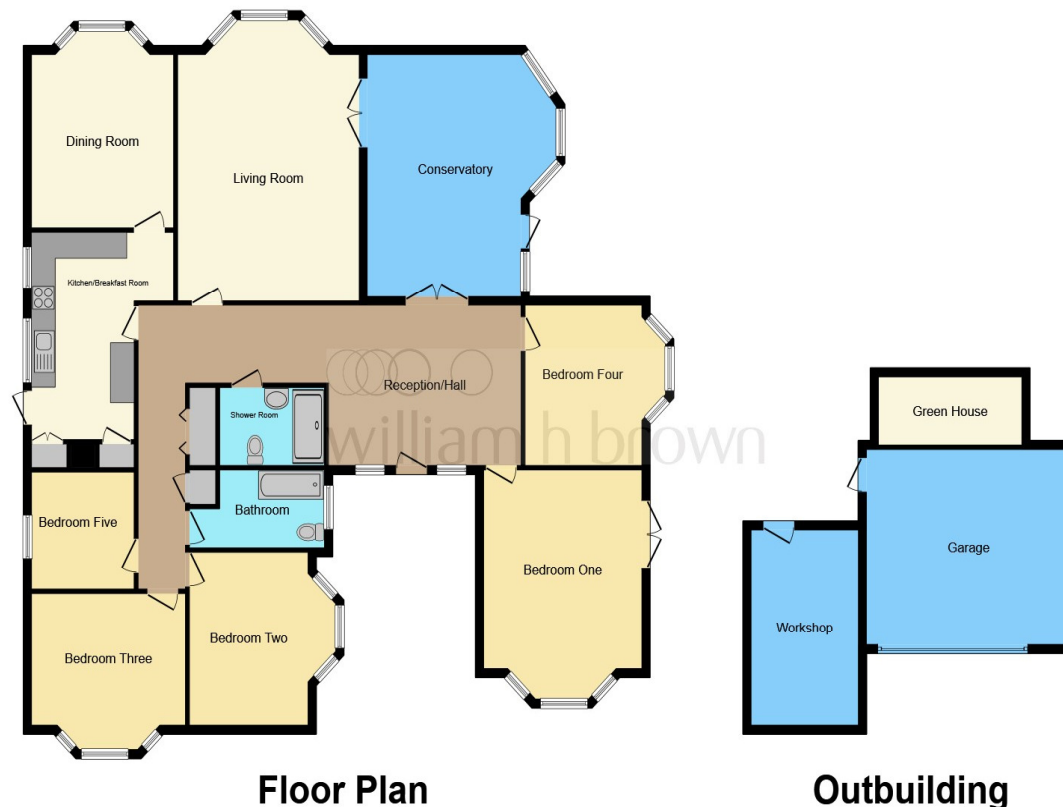
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## The Orchard, Broxbourne

- Detached bungalow
- Five bedrooms
- Drive and garage
- Stunning wrap around garden
- Secluded setting

Tenure: Freehold EPC Rating: D

**£775,000**



Total floor area 242.9 m<sup>2</sup> (2,615 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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Property Ref:  
BRX108513 - 0006

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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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