



**Willow House Badgers Walk, Broxbourne EN10 7FW**

**welcome to**

**Willow House Badgers Walk, Broxbourne**

William H Brown are excited to bring to the market this stunning and luxurious, two bedroom, two bathroom ground floor apartment to the market situated in the heart of Broxbourne. An internal viewing is simply a must!



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

Storage cupboard and a large cupboard which houses white goods and provides good storage, Amtico flooring.

### **Lounge/Kitchen Diner**

23' 9" x 13' 7" ( 7.24m x 4.14m )

#### **Lounge**

Double glazed french doors to front aspect which lead to a private garden space, Amtico flooring.

#### **Kitchen Diner**

Double glazed window to rear aspect, a range of wall and base units with complimenting quartz worktops, usb ports, integrated fridge freezer, integrated oven, induction hob and extractor fan, integrated dishwasher.

#### **Bedroom 1**

12' 11" x 10' 11" ( 3.94m x 3.33m )

Double glazed window to front aspect, fitted wardrobe, underfloor heating.

#### **En-Suite**

Tiled floor, tiled walls, chrome heated radiator, underfloor heating, wc, vanity wash hand basin.

#### **Bedroom 2**

12' 10" x 8' 11" ( 3.91m x 2.72m )

Double glazed window to front aspect, underfloor heating.

#### **Bathroom**

Double glazed window to rear aspect, paneled bath, chrome heated radiator, underfloor heating, tiled floor, part tiled walls, wc, wash hand basin, vanity wash hand basin.

#### **Exterior**

To the front of the property is a lovely private garden area, communal gardens and two allocated car spaces

#### **Agents Notes-**

Currently, the Vendor's' details do not match the Registered Title at Land Registry. Please ask the Branch for more details.



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## Willow House Badgers Walk, Broxbourne

- Two bedrooms
- Two bathrooms
- Stunning decor throughout
- Two allocated parking spaces
- Outside space

Tenure: Leasehold EPC Rating: B

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

# £440,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
BRX108586 - 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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