



Sandbach Close, Broxbourne EN10 7FP

welcome to

Sandbach Close, Broxbourne

William H Brown have great pleasure in offering to the market this outstanding four bedroom family home situated on a brand new development in the heart of Broxbourne. Make an internal viewing today!



Accommodation Comprises:

Entrance Hall

Two storage cupboards, tiled floor, underfloor heating, access to garage

Cloakroom

Double glazed window to side aspect, low level WC, vanity unit with inset wash hand basin and storage under, underfloor heating

Kitchen / Diner

15' 8" x 17' 10" (4.78m x 5.44m)

Double glazed window to rear, French doors to rear garden, a range of modern wall and base units with complimenting quartz worktops and upstands, centre island unit, stainless steel sink unit, induction hob with extractor fan, integrated fridge freezer, integrated oven and microwave, integrated dishwasher

First Floor:

Lounge

17' 11" x 16' 4" (5.46m x 4.98m)

Two double glazed window to rear aspect, two radiators

Bedroom Three

15' 6" x 10' 6" (4.72m x 3.20m)

Double glazed window to front aspect, radiator

Bedroom Four

8' 9" x 10' 3" (2.67m x 3.12m)

Double glazed window to front aspect, radiator

Bathroom

Panelled bath with wall mounted shower, low level flush WC, vanity unit with inset wash hand basin and storage under, tiled walls and tiled floor, chrome heated towel radiator, underfloor heating

Second Floor Landing:

Double glazed window to side aspect, cupboard housing water tank

Bedroom One

17' 11" x 14' 1" (5.46m x 4.29m)

Double glazed window to rear aspect, built in wardrobes, radiator

Ensuite

Glass enclosed walk in shower with wall mounted shower, low level flush WC, vanity unit with inset wash hand basin and storage under, chrome heated towel radiator, part tiled walls, tiled floor with underfloor heating

Bedroom Two

18' 3" x 17' 11" (5.56m x 5.46m)

Double glazed window to front aspect, potential for walk in wardrobe area, radiator

Exterior

To the rear of the property is a garden with lawn and patio area, there is side access. To the front of the property is a driveway and garage. The garage has wall and base units and plumbing for washing machine and space for a tumble dryer.



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Sandbach Close, Broxbourne

- Chain Free
- Four good sized bedrooms
- End of terrace
- Stunning specification throughout
- Garage and driveway

Tenure: Freehold EPC Rating: B

£715,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
BRX108599 - 0002

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