



**Briarley Close, Broxbourne EN10 6QQ**

**welcome to**

**Briarley Close, Broxbourne**

WILLIAM H BROWN have great pleasure in bringing to the market this stunning, spacious FIVE BEDROOM semi detached CHAIN FREE family home situated in a popular BROXBOURNE LOCATION.



## **Accommodation Comprises Of Entrance Hall**

Laminate flooring, Two radiators, cupboard

## **Downstairs Shower Room**

Large walk in shower, low level WC, pedestal wash hand basin, chrome heated towel radiator, tiled walls and tiled flooring.

## **Living Room**

24' 2" x 10' 10" ( 7.37m x 3.30m )

Double glazed window to front aspect, fireplace, laminate flooring, two radiators

## **Kitchen**

19' 9" x 10' 11" ( 6.02m x 3.33m )

Double glazed window to rear aspect, Bi folding doors to rear, range of modern wall and base units with complimenting granite worktops, stainless steel sink unit, integrated microwave, integrated dishwasher, extractor fan, space for fridge freezer, space for oven, tiled flooring.

## **Utility Room**

11' 2" x 5' 3" ( 3.40m x 1.60m )

Door to rear garden, a range of wall and base units with complimenting granite worktops, stainless steel sink unit, plumbing for a washing machine and tumble dryer, radiator, tiled flooring.

## **Study**

7' 9" x 6' 5" ( 2.36m x 1.96m )

Double glazed window to side aspect, wood flooring, radiator

## **First Floor Landing**

double glazed window to front aspect

## **Bedroom One**

24' 3" x 7' 7" ( 7.39m x 2.31m )

Double glazed window to front aspect and Double glazed window to rear aspect, radiator

## **Bedroom Two**

12' 8" x 16' 2" ( 3.86m x 4.93m )

Double glazed window to rear, three storage cupboards, radiator

## **Bedroom Three**

16' 2" x 7' 7" ( 4.93m x 2.31m )

velux window to front aspect, double glazed window to rear aspect built in wardrobe, radiator and storage cupboard

## **Bedroom Four**

13' 9" x 10' ( 4.19m x 3.05m )

Double glazed window to front aspect, built in wardrobe, radiator

## **Bedroom Five**

10' x 11' ( 3.05m x 3.35m )

Double glazed window to rear, built in wardrobe, radiator

## **Family Bathroom**

Double glazed window to rear aspect, enclosed bath, two chrome heated towel radiators, low level WC, pedestal wash hand basin, tiled walls and tiled floor

## **Bathroom Two**

Double glazed window to rear to rear aspect, large walk in shower, low level flush WC, vanity unit with inset sink, radiator, vinyl floor

## **Exterior**

To the rear of the property is a well maintained garden, side access, patio and lawn area. To the front of the property is garage and a large driveway affording off street parking for several vehicles



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welcome to

## Briarley Close, Broxbourne

- Five Good Sized Bedrooms
- Semi Detached
- Popular Broxbourne Location
- Chain Free
- Fantastic Condition Throughout

Tenure: Freehold EPC Rating: C

**£695,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
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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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