



South Lodge White Stubbs Lane, Broxbourne EN10 7PY

welcome to

South Lodge White Stubbs Lane, Broxbourne

William H Brown are delighted to bring to the market this rarely available, substantial four bedroom detached family home situated adjacent to The Hertfordshire Golf Club on a plot approx 1/3 of an acre. An internal viewing is a must to see this stunning property and the potential it offers.



**Accommodation Comprises Of:
Entrance Hall**

Double glazed window to rear aspect, laminate flooring, radiator.

Shower Room

Double glazed window to front aspect, walk in shower, wc, wash hand basin, chrome heated radiator.

Study

11' 4" x 6' (3.45m x 1.83m)

Double glazed window to rear aspect, radiator, laminate flooring.

Lounge

16' 11" x 15' 4" (5.16m x 4.67m)

Two double glazed windows to front aspect, double glazed window to rear aspect, fireplace, storage cupboard, radiator.

Dining Room

12' 11" x 11' 2" (3.94m x 3.40m)

Double glazed window to front aspect, laminate flooring, radiator.

Sitting Room

15' 8" x 13' 5" (4.78m x 4.09m)

Double glazed window to front aspect, double glazed french doors, radiator.

Kitchen / Utility

17' 9" x 12' (5.41m x 3.66m)

Two double glazed doors to rear aspect, a range of wall and base units with complimenting worktops, space for range oven, vinyl flooring, plumbing for washing machine, space for fridge freezer.

Conservatory

9' 9" x 7' 6" (2.97m x 2.29m)

Double glazed french doors, tiled flooring, radiator.

Landing

Double glazed window to front aspect, double glazed window to rear aspect, storage cupboard.

Bedroom 1

17' 2" x 12' 6" (5.23m x 3.81m)

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

En-Suite

Paneled bath, wc, wash hand basin, part tiled walls, radiator.

Bedroom 2

13' 7" x 11' 7" (4.14m x 3.53m)

Double glazed window to front aspect, laminate flooring, radiator.

Bedroom 3

13' 7" x 10' 6" (4.14m x 3.20m)

Double glazed window to rear aspect, loft access, laminate flooring, radiator.

Bedroom 4

11' 5" x 10' 6" (3.48m x 3.20m)

Double glazed window to side aspect, radiator.

Bathroom

Double glazed window to rear aspect, part tiled walls, wc, vinyl flooring, paneled bath, radiator, wash hand basin.

Second Floor

Loft

22' 6" x 10' 11" (6.86m x 3.33m)

Two double glazed velux windows to front aspect.

Exterior

Front Gardem

To the front of the property is a driveway affording parking for several cars and side access.

Rear Garden

To the rear of the property is a huge, secluded rear garden featuring plenty of lawn area, a patio, a pond and a greenhouse.



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South Lodge White Stubbs Lane, Broxbourne

- Rarely available detached family home
- Four bedrooms
- Situated next to The Hertfordshire Golf Club
- Four reception rooms
- Situated on a plot approx 1/3 of an acre

Tenure: Freehold EPC Rating: E

£1,300,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
BRX108563 - 0002

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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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