



**Caldecot Way, Broxbourne EN10 6PH**



**welcome to**

**Caldecot Way, Broxbourne**

William H Brown are delighted to bring to the market this stunning three bedroom family home situated on a prime residential road within Broxbourne. An early internal viewing is a must!



## **Accommodation Comprises Of:**

### **Entrance Porch**

#### **Living Room**

13' 9" x 10' 2" ( 4.19m x 3.10m )

Window to front aspect, radiator, laminate floor

#### **Dining Room**

7' 10" x 7' 3" ( 2.39m x 2.21m )

French doors to rear garden, radiator, laminate floor

#### **Wc**

Window to side aspect, wc, wash hand basin,  
laminate floor, part tiled wall

#### **Kitchen**

16' 10" x 7' 9" ( 5.13m x 2.36m )

Window to rear aspect, door to rear, wall and base  
units with worktops, space for fridge freezer,  
plumbing for a washing machine, space for a cooker,  
part tiled walls, laminate flooring

#### **Landing**

Loft access, cupboard

#### **Bedroom 1**

14' 9" x 9' 2" ( 4.50m x 2.79m )

Window to front aspect, radiator

#### **Bedroom 2**

12' 2" x 9' 2" ( 3.71m x 2.79m )

Window to rear aspect, radiator

#### **Bedroom 3**

7' 3" x 6' 7" ( 2.21m x 2.01m )

Window to front aspect, cupboard, radiator

#### **Bathroom**

Window to rear aspect, bath, wash hand basin, wc,  
tiled walls

#### **Front Garden**

Lawn area, garage en-bloc with driveway

#### **Rear Garden**

Patio area, lawn area



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welcome to

## Caldecot Way, Broxbourne

- End of terrace
- Sought after location
- Three bedrooms
- Garage en-bloc and parking
- Lovely rear garden

Tenure: Freehold EPC Rating: E

# £470,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
BRX108732 - 0005

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