



**Badgers Croft, Broxbourne EN10 7ED**

**welcome to**

## **Badgers Croft, Broxbourne**

William H Brown are delighted to bring to the market this spacious and substantial five bedroom detached family home situated in the heart of Broxbourne. An early viewing is a must!

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

Laminate floor, radiator, storage cupboard.

### **Cloakroom**

Double glazed window to front aspect, wc, laminate floor, radiator, wash hand basin.

### **Study / Reception Room**

11' 3" x 8' 10" ( 3.43m x 2.69m )

Double glazed window to front aspect, radiator.

### **Lounge**

24' 5" x 12' 7" ( 7.44m x 3.84m )

Double glazed window to rear aspect, double glazed french doors, laminate floor, two radiators.

### **Kitchen**

13' 2" x 8' 2" ( 4.01m x 2.49m )

Double glazed window to front aspect, a range of wall and base units with complimenting worktops, laminate floor, integrated oven, sink unit, part tiled walls, double glazed door to rear aspect, breakfast bar, plumbing for washing machine, underfloor heating.

### **First Floor Landing**

Double glazed window to rear aspect, stairs to second floor.

### **Bedroom 2**

12' x 10' 8" ( 3.66m x 3.25m )

Double glazed window to front aspect, radiator.

### **Bedroom 3**

14' 5" x 12' 2" ( 4.39m x 3.71m )

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

### **Bedroom 4**

12' 1" x 9' 8" ( 3.68m x 2.95m )

Double glazed window to rear aspect, radiator.

### **Bedroom 5**

12' 1" x 5' ( 3.68m x 1.52m )

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

### **Bathroom**

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

### **Second Floor Bedroom 1**

18' 7" x 14' 7" ( 5.66m x 4.45m )

Double glazed windows to rear aspect, radiator, storage room/walk in wardrobe.

### **En-Suite**

Double glazed window to rear aspect, walk in shower cubicle, chrome heated radiator, wc, wash hand basin, tiled floor, tiled walls.

### **Exterior Front Garden**

To the front of the property is a substantial driveway with enough room for up to 6 cars and garage.

### **Rear Garden**

To the rear of the property is a decking area, lawn area, summer house, side access.





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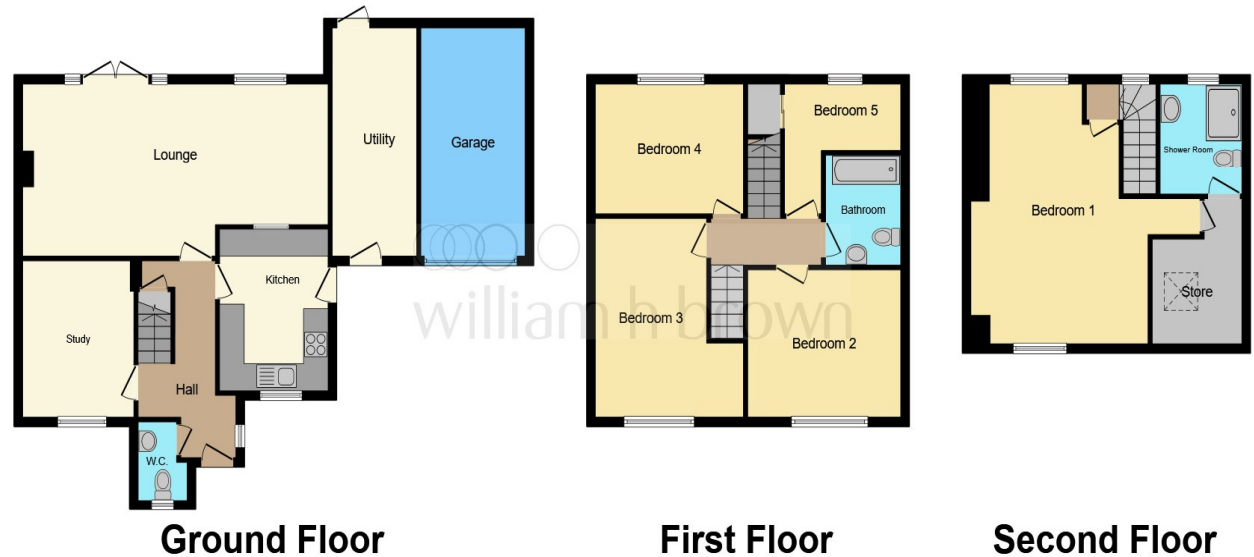
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## Badgers Croft, Broxbourne

- Detached family home
- Five bedrooms
- Drive and garage
- Heart of Broxbourne location
- Family bathroom, en-suite and downstairs wc

Tenure: Freehold EPC Rating: C

**£750,000**



Total floor area 175.6 m<sup>2</sup> (1,890 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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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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