



**Hollyfields, Broxbourne EN10 6LR**



**welcome to**

## Hollyfields, Broxbourne

William H Brown are delighted to offer for sale this stunning CHAIN FREE five bedroom detached house with detached garage, and a large in and out driveway. The property offers very spacious accommodation with an open plan style in a popular location. An internal viewing is a must!

### Accommodation Comprises Of:

#### Entrance Porch

Double glazed window to side aspect, tiled floor, radiator.

#### Entrance Hall

Tiled floor, radiator.

#### Cloakroom

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

#### Snug

11' 1" max x 9' 9" ( 3.38m max x 2.97m )

Double glazed window to front aspect, radiator.

#### Lounge

16' 4" max into bay window x 8' ( 4.98m max into bay window x 2.44m )

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

#### Dining Room

12' 5" x 8' ( 3.78m x 2.44m )

Tiled floor, radiator.

#### Kitchen

17' 1" x 9' 1" ( 5.21m x 2.77m )

Two double glazed window to rear aspect, double glazed door to rear aspect, pantry, a range of wall and base units with complimenting worktops, breakfast bar, tiled floor, part tiled walls, space for fridge freezer, plumbing for washing machine.

#### Landing

Double glazed window to side aspect, radiator,

#### Bedroom 1

17' 11" x 8' ( 5.46m x 2.44m )

Two double glazed window to front aspect, radiator.

#### En-Suite

Two double glazed windows to rear aspect, tiled floor, part tiled walls, paneled bath, wc, wash hand basin, radiator.

#### Bedroom 2

11' 7" x 8' ( 3.53m x 2.44m )

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

#### Bedroom 3

12' 1" max x 9' 4" max ( 3.68m max x 2.84m max )

Two double glazed windows to rear aspect, fitted wardrobe, radiator.

#### Bedroom 4

14' 11" max x 10' 10" max ( 4.55m max x 3.30m max )

Double glazed window to rear aspect, double glazed window to front aspect, two double glazed velux windows to front aspect, radiator, storage cupboard.

#### Bathroom

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

#### Bathroom 2

Double glazed window to front aspect, tiled walls, tiled floor, storage cupboard, walk in shower cubicle, wc, wash hand basin.

#### Bedroom 5

14' 11" max x 12' 1" max ( 4.55m max x 3.68m max )

Double glazed window to rear aspect, radiator, two double glazed velux windows to front aspect.

#### Exterior

##### Front Garden

To the front of the property is an in and out driveway suitable for 4 cars.

##### Rear Garden

To the rear of the property is a patio area, lawn area, side access.





***view this property online*** [williamhbrown.co.uk/Property/BRX108242](http://williamhbrown.co.uk/Property/BRX108242)



welcome to

## Hollyfields, Broxbourne

- CHAIN FREE
- Detached family home
- Five bedrooms
- Two bathrooms and an en-suite
- Downstairs wc

Tenure: Freehold EPC Rating: D

offers in excess of

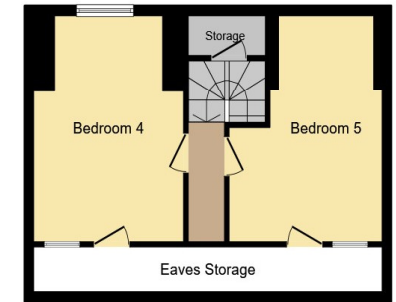
**£650,000**



Ground Floor



First Floor



Second Floor

Total floor area 161.4 sq.m. (1,737 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)

view this property online [williamhbrown.co.uk/Property/BRX108242](http://williamhbrown.co.uk/Property/BRX108242)



Property Ref:  
BRX108242 - 0012

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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.

  
william h brown



**01992 464174**



[Broxbourne@williamhbrown.co.uk](mailto:Broxbourne@williamhbrown.co.uk)



47 High Road, BROXBOURNE, Hertfordshire,  
EN10 7HX



[williamhbrown.co.uk](http://williamhbrown.co.uk)