



**Woodstock Road, Broxbourne EN10 7NX**



**welcome to**

## **Woodstock Road, Broxbourne**

William H Brown have great pleasure in bringing to the market this spacious, extended four bedroom detached family home situated on one of Broxbourne's most sought after roads. An early internal viewing is a must!

### **Accommodation Comprises Of: Entrance Porch**

Radiator.

### **Entrance Hall**

Storage cupboard.

### **Cloakroom**

Single glazed window to side aspect, wc, wash hand basin.

### **Study**

9' 10" x 6' 10" ( 3.00m x 2.08m )

Double glazed window to front aspect, radiator.

### **Living Room**

22' 7" max x 22' 3" max ( 6.88m max x 6.78m max )

Double glazed window to front aspect, two radiators, fireplace.

### **Garden Room/Family Room**

22' 1" x 9' 6" ( 6.73m x 2.90m )

Double glazed window to rear aspect, french doors, radiator.

### **Kitchen/Dining Room**

20' 11" max x 9' 11" max ( 6.38m max x 3.02m max )

Double glazed window to rear aspect, double glazed window to side aspect, double glazed door to rear aspect, a range of wall and base units with complementing worktops, integrated oven, gas hob, vinyl floor, radiator.

### **Utility Room**

11' x 6' 4" ( 3.35m x 1.93m )

Double glazed door to rear aspect, tiled floor, plumbing for washing machine.

### **Landing**

Double glazed window to front aspect, access to the loft, storage cupboard.

### **Bedroom 1**

14' 9" max x 12' 9" max ( 4.50m max x 3.89m max )

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

### **Bedroom 2**

11' 6" x 10' 1" ( 3.51m x 3.07m )

Double glazed window to front aspect, radiator.

### **Bedroom 3**

12' 2" x 11' 6" ( 3.71m x 3.51m )

Double glazed window to rear aspect, radiator.

### **Bedroom 4**

13' 6" max x 9' 7" max ( 4.11m max x 2.92m max )

Double glazed window to rear aspect, radiator

### **Bathroom**

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

### **Exterior Front Garden**

To the front of the property is a driveway and a double garage - secluded by mature trees offering great privacy.

### **Rear Garden**

To the rear of the property is a patio area, two sheds, lawn area, side access - all of which are well secluded and not overlooked.





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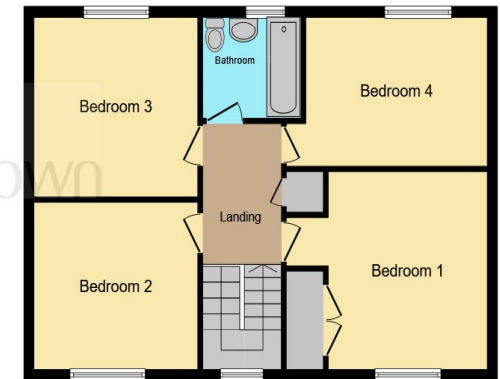
- Chain free
- Extended detached family home
- Four bedrooms
- 3 reception rooms
- Driveway

Tenure: Freehold EPC Rating: D

**£875,000**



**Ground Floor**



**First Floor**

Total floor area 198.9 m<sup>2</sup> (2,141 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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Property Ref:  
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