



Priory Close, Broxbourne EN10 6AB

welcome to

Priory Close, Broxbourne

William H Brown are delighted to bring to the market this chain free, four bedroom semi detached family home situated in a popular residential location. Close by are local schools, transport links and shops. An early viewing is a must!

Accommodation Comprises Of:

Entrance Porch

Double glazed window to side aspect, double glazed window to front aspect.

Entrance Hall

Double glazed window to front aspect, radiator, storage cupboard, stairs to first floor.

Lounge / Dining Room

16' 10" max x 11' 2" max (5.13m max x 3.40m max)
Double glazed window to front aspect, patio doors to conservatory, radiator.

Lounge

17' 2" x 9' 5" (5.23m x 2.87m)
Two double glazed windows to rear aspect, radiator.

Kitchen

13' 10" max x 12' 1" max (4.22m max x 3.68m max)
A range of wall and base units with complimenting worktops, sink unit, parquet floor, plumbing for dishwasher, integrated oven, gas hob, extractor fan.

Conservatory

13' 9" x 9' 5" (4.19m x 2.87m)
Tiled floor, patio doors to lounge, double glazed window to rear aspect, double glazed door to rear aspect.

Landing

Two storage cupboards, radiator.

Bedroom 1

12' 1" x 10' 2" (3.68m x 3.10m)
Double glazed window to rear aspect, fitted wardrobe, radiator.

Bedroom 2

10' 6" x 9' 4" (3.20m x 2.84m)
Double glazed window to rear aspect, radiator.

Bedroom 3

8' 6" x 7' 10" (2.59m x 2.39m)
Double glazed window to front aspect, radiator.

Bedroom 4

12' 11" x 5' 11" (3.94m x 1.80m)
Double glazed window to rear aspect, radiator, fitted.

Bathroom

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

Exterior Front Garden

To the front of the property is a garage and driveway.

Rear Garden

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





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Priory Close, Broxbourne

- Four bedrooms
- Semi detached
- Driveway and garage
- Popular location
- Chain free

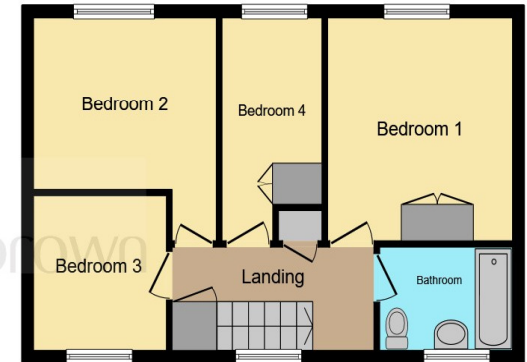
Tenure: Freehold EPC Rating: D

Council Tax Band: E

£480,000



Ground Floor



First Floor

Total floor area 144.0 m² (1,550 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

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Property Ref:
BRX108946 - 0005

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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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