



**Academia Avenue, Broxbourne EN10 6FW**

**welcome to**

## **Academia Avenue, Broxbourne**

William H Brown are delighted to offer for sale, this stunning four bedroom semi-detached family home situated on an enviable plot within this sought after location. An early inspection is highly recommended to avoid disappointment.

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

Storage cupboard, laminate floor, radiator,

### **Cloakroom**

Wc, wash hand basin, radiator, tiled floor.

### **Lounge**

14' 6" x 11' 9" ( 4.42m x 3.58m )

Two Juliette balconies, laminate floor, radiator.

### **Kitchen/Diner**

14' 6" x 11' 9" ( 4.42m x 3.58m )

A range of wall and base units with complimenting worktops, integrated oven, hob, tiled floor, part tiled walls, radiator, french doors.

### **Landing**

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

### **Bedroom 1**

14' 7" x 11' 10" ( 4.45m x 3.61m )

Two double glazed windows to rear aspect, storage cupboard, laminate floor, radiator.

### **En-Suite**

Vinyl floor, shower cubicle, part tiled walls, wc, wash hand basin.

### **Bedroom 2**

14' 9" x 10' 9" ( 4.50m x 3.28m )

Two double glazed windows to front aspect, two radiators, laminate floor.

### **Bedroom 3**

8' 7" x 8' ( 2.62m x 2.44m )

Double glazed window to front aspect, radiator.

### **Bedroom 4**

12' 4" x 8' ( 3.76m x 2.44m )

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

### **Bathroom**

Paneled bath, wc, wash hand basin, radiator, vinyl floor, part tiled walls.

### **Exterior Front Garden**

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

### **Rear Garden**

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







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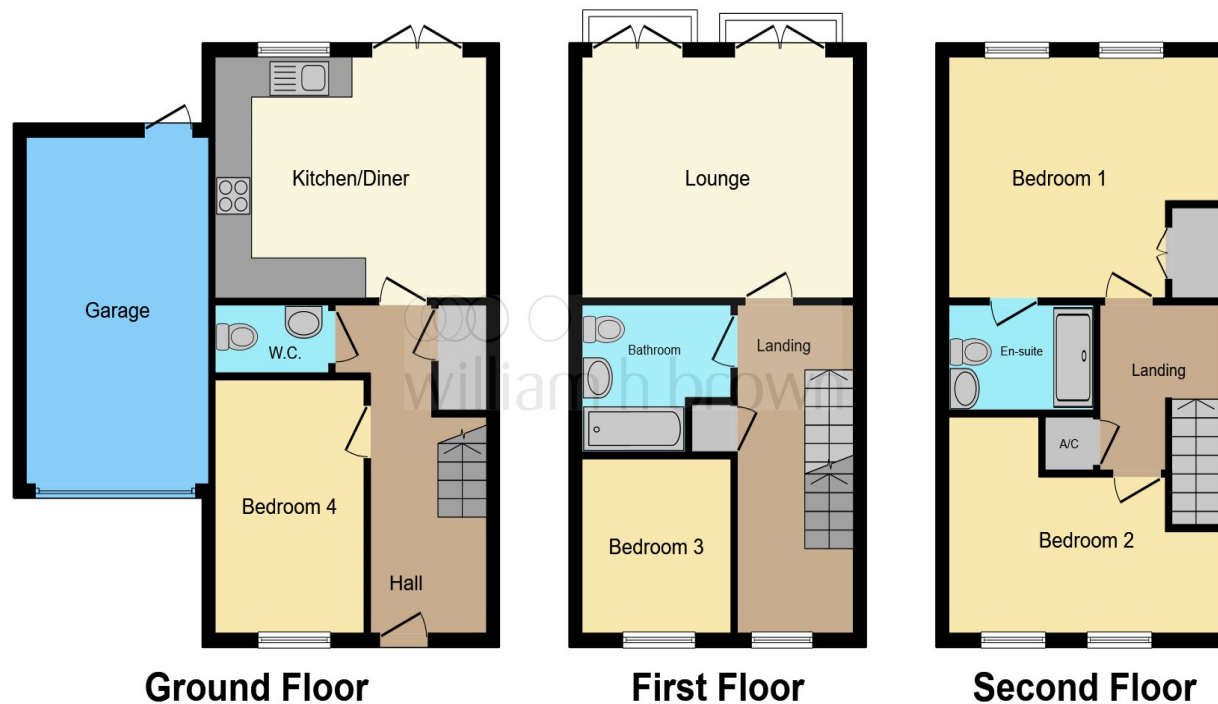
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## Academia Avenue, Broxbourne

- Four bedrooms
- Semi detached
- Downstairs wc, family bathroom and en-suite
- Garage
- Driveway

Tenure: Freehold EPC Rating: Awaited

**£515,000**



Total floor area 131.7 m<sup>2</sup> (1,418 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:  
BRX109114 - 0002

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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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