



North Barn, Broxbourne EN10 6RR

welcome to

North Barn, Broxbourne

William H Brown are delighted to bring to the market this substantial four bedroom family home situated in a popular and quiet turning in Broxbourne with tranquil views out into woodland. An early viewing is a must!

Accommodation Comprises Of: Entrance Hall

Laminate floor, radiator.

Cloakroom

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

Lounge / Dining Room

22' 2" max x 12' 4" max (6.76m max x 3.76m max)

Bi-fold doors, two radiators, storage cupboard.

Kitchen

11' 10" max x 9' 11" max (3.61m max x 3.02m max)

Double glazed window to front aspect, double glazed door to side aspect, a range of wall and base units with complimenting worktops, laminate floor, space for fridge freezer, tiled walls, plumbing for washing machine, space for oven.

Landing

Access to the loft, storage cupboard, radiator, double glazed window to side aspect.

Bedroom 1

15' 3" x 11' 9" (4.65m x 3.58m)

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

Bedroom 2

10' 1" x 9' 8" (3.07m x 2.95m)

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

Bedroom 3

12' 3" x 8' 8" (3.73m x 2.64m)

Double glazed window to front aspect, radiator.

Bedroom 4

9' x 7' 11" (2.74m x 2.41m)

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

Bathroom

Double glazed window to side aspect, paneled bath, wc, storage cupboard, tiled floor, radiator, vinyl floor.

Exterior Front Garden

To the front of the property is a driveway.

Rear Garden

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





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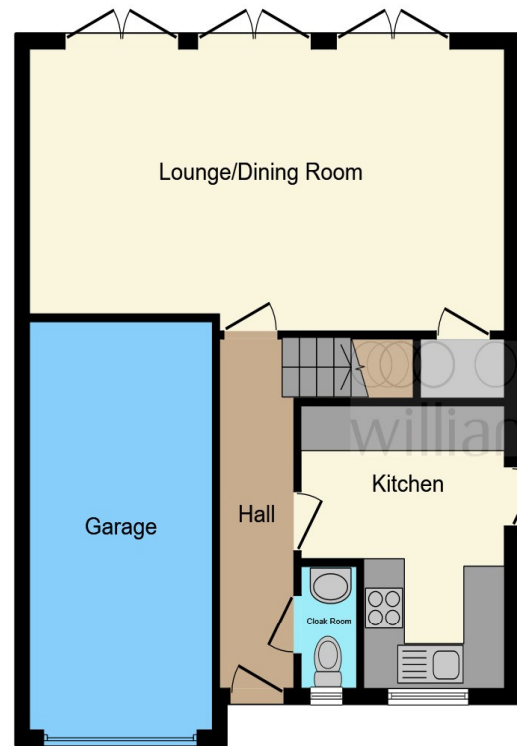
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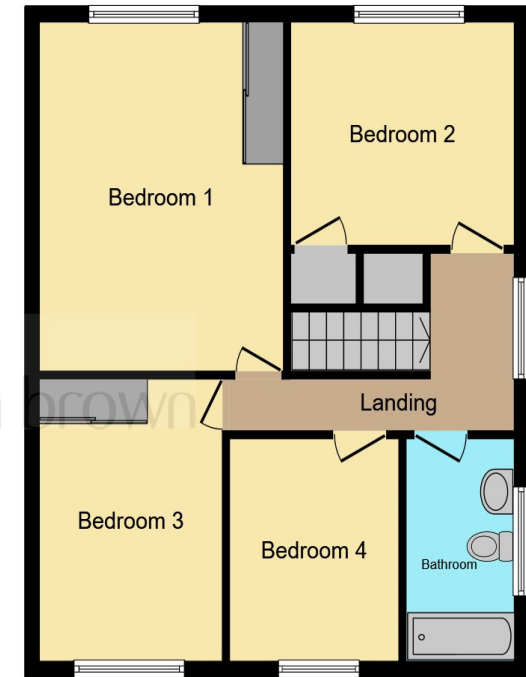
- Four bedrooms
- Garage and drive
- Stunning views onto woodland
- Popular location
- Close to Broxbourne train station

Tenure: Freehold EPC Rating: D

£595,000



Ground Floor



First Floor

Total floor area 121.9 m² (1,312 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:
BRX109129 - 0004

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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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