



**Huntingdon Close, Broxbourne EN10 6DR**



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## **Huntingdon Close, Broxbourne**

William H Brown have great pleasure in bringing to market this lovely three bedroom semi detached family home situated in a quiet and sought after close in Broxbourne. An early internal viewing is highly recommended to avoid missing out.

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

Radiator.

### **Utility room**

Double glazed window to side aspect, part tiled walls, plumbing for washing machine, wc, tiled floor, sink unit, radiator.

### **Storage Cupboard**

Large understairs cupboard.

### **Lounge**

19' 9" max x 14' 5" max ( 6.02m max x 4.39m max )  
Double glazed window to front aspect, radiator.

### **Dining Room**

18' 4" max x 18' 2" max ( 5.59m max x 5.54m max )  
Double glazed window to side aspect, double glazed window to rear aspect, laminate floor, three radiators.

### **Kitchen**

10' 6" max x 8' 5" max ( 3.20m max x 2.57m max )  
A range of wall and base units with complimenting worktops, integrated oven, integrated dishwasher, integrated fridge freezer, sink unit.

### **Landing**

Radiator, double glazed window to side aspect, storage cupboard.

### **Bedroom 1**

14' 5" max x 10' 6" max ( 4.39m max x 3.20m max )  
Double glazed window to front aspect, radiator, fitted wardrobe.

### **Bedroom 2**

12' 9" max x 8' 8" max ( 3.89m max x 2.64m max )

Double glazed window to rear aspect, radiator, access to the loft.

### **Bedroom 3**

9' 8" max x 8' 7" max ( 2.95m max x 2.62m max )  
Double glazed window to rear aspect, radiator.

### **Bathroom**

Chrome heated radiator, paneled bath, overhead power shower, double glazed window to side aspect, tiled floor, part tiled walls, wc, wash hand basin.

### **Exterior Front Garden**

To the front of the property is a driveway, lawn area, garage.

### **Rear Garden**

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





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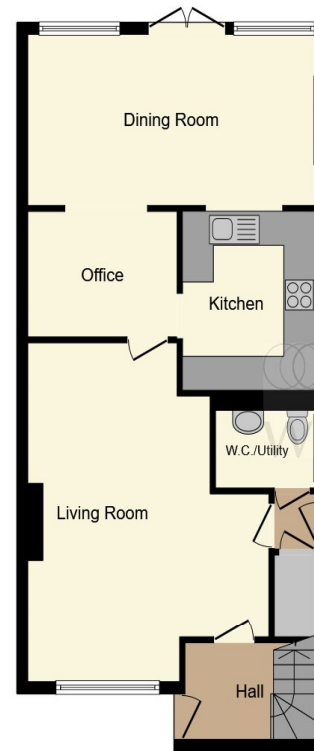
## Huntingdon Close, Broxbourne

- River views
- Popular residential location
- Three bedrooms
- Semi detached
- Drive and garage

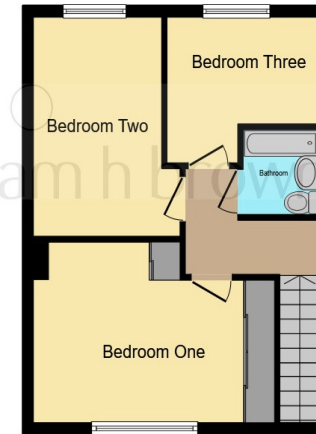
Tenure: Freehold EPC Rating: D

Council Tax Band: E

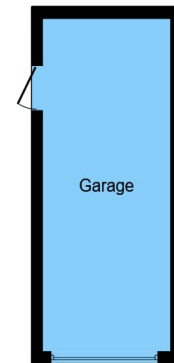
**£585,000**



Ground Floor



First Floor



Garage

Total floor area 120.9 m<sup>2</sup> (1,301 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:  
BRX109181 - 0005

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