



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, radiator.

Cloakroom

Wash hand basin, wc, tiled floor, radiator.

Lounge

14' 9" x 11' (4.50m x 3.35m)

Two juliet balconies, radiator.

Kitchen

14' 6" x 12' 2" (4.42m x 3.71m)

Double glazed window to rear aspect, a range of wall and base units with complimenting worktops, integrated dishwasher, vinyl floor, integrated fridge freezer.

Conservatory

11' 9" x 9' 5" (3.58m x 2.87m)

French doors.

Landing

Double glazed window to front aspect, radiator.

Bedroom 1

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

Two double glazed windows to rear aspect, fitted wardrobe.

En-Suite

Shower cubicle, wc, wash hand basin, chrome heated radiator, tiled floor, part tiled walls.

Bedroom 2

14' 6" max into the window x 11' 4" max (4.42m max into the window x 3.45m max)

Two double glazed windows to front aspect, radiator.

Bedroom 3

11' 7" max x 7' 11" max (3.53m max x 2.41m max)

Double glazed window to front aspect, radiator.

Bedroom 4

12' 5" x 7' 11" (3.78m x 2.41m)

Double glazed window to front aspect, radiator.

Bathroom

tiled floor, part tiled walls, chrome heated radiator, wc, paneled bath, wash hand basin.

Exterior

Front Garden

To the front of the property is a driveway.

Rear Garden

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





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Academia Avenue, Broxbourne

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

Tenure: Freehold EPC Rating: C

Council Tax Band: E

£515,000



Total floor area 148.8 m² (1,602 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:
BRX109178 - 0004

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