



Christie Close, Broxbourne EN10 7RB

welcome to

Christie Close, Broxbourne

William H Brown are delighted to bring to the market this lovely, extended four bedroom detached property in a highly sought after Broxbourne location. An internal viewing is a must!

Accommodation Comprises Of: Entrance Hall

Stairs to first floor, radiator.

Cloakroom

Wash hand basin, wc, tiled floor, underfloor heating.

Lounge

17' 5" max into bay window x 15' 9" max (5.31m max into bay window x 4.80m max)

Double glazed bay window to front aspect, hardwood flooring, radiator, gas fireplace.

Kitchen / Diner

23' 9" max x 17' 3" max into bi-fold doors (7.24m max x 5.26m max into bi-fold doors)

A range of wall and base units with complimenting worktops, island, bi-fold doors, double glazed window to rear aspect, sink unit, integrated dishwasher, radiator, gas hob, extractor fan, integrated oven, integrated microwave and warming drawer, space for fridge freezer, tiled floor, underfloor heating, three large velux windows with remote controls and rain sensors.

Landing

Radiator.

Bedroom 1

14' 9" max into bay window x 14' 9" max into wardrobe (4.50m max into bay window x 4.50m max into wardrobe)

Double glazed bay window to front aspect, fitted wardrobe, radiator, hardwood flooring, built-in window seat.

En-Suite

Shower cubicle, wc, wash hand basin, part tiled walls, tiled floor, chrome heated radiator, double glazed window to side aspect, underfloor heating.

Bedroom 2

9' 10" max into wardrobe x 7' 10" max (3.00m max into wardrobe x 2.39m max)

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

Bedroom 3

9' 10" max into wardrobe x 7' max (3.00m max into wardrobe x 2.13m max)

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

Bedroom 4

8' 6" x 7' 10" (2.59m x 2.39m)

Double glazed window to rear aspect, hardwood flooring, radiator.

Bathroom

Double glazed window to rear aspect, wc, vanity wash hand unit, radiator, tiled walls, tiled enclosed bath, tiled floor, underfloor heating.

Exterior Front Garden

To the front of the property is a driveway, garage, lawn area, EV charger, side path providing access to the rear garden.

Rear Garden

To the rear of the property is a lawn area, spacious patio area, large garden shed.





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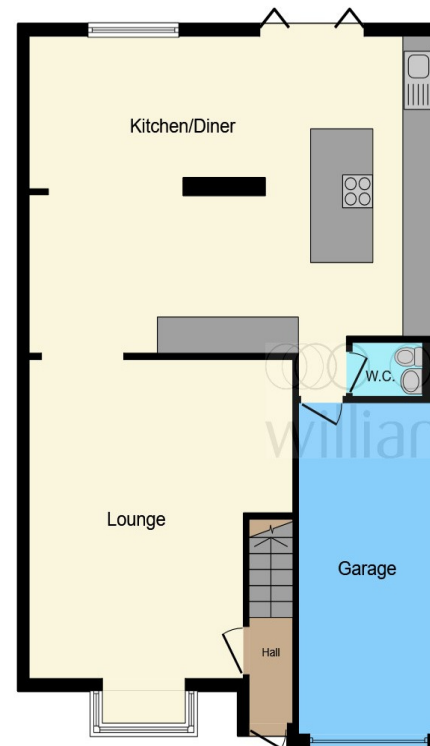
Christie Close, Broxbourne

- Detached family home
- Four bedrooms
- En-suite, family bathroom and downstairs wc
- Garage and drive
- Stunning rear extension

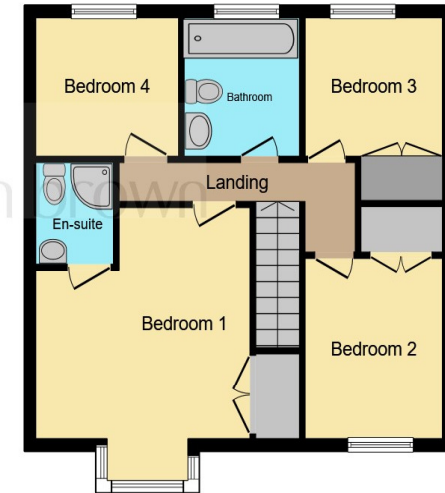
Tenure: Freehold EPC Rating: D

Council Tax Band: F

£857,000



Ground Floor



First Floor

Total floor area 135.8 m² (1,462 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:
BRX109020 - 0005

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