



**The Butts, Broxbourne EN10 6DG**



**welcome to**

## **The Butts, Broxbourne**

William H Brown are delighted to bring to the market this substantial four bedroom detached family home situated on a corner plot in a popular residential road. An internal viewing is a must!

### **Accommodation Comprises Of:**

#### **Entrance Porch**

Storage cupboard

#### **Entrance Hall**

Storage cupboard, radiator, stairs to first floor.

#### **Cloakroom**

wash hand basin, wc, tiled floor, tiled walls, radiator.

#### **Lounge**

25' max x 16' 7" max ( 7.62m max x 5.05m max )

Double glazed window to front aspect, patio doors, radiator.

#### **Kitchen**

13' 9" x 9' 10" ( 4.19m x 3.00m )

Double glazed window to rear aspect, a range of wall and base units with complimenting worktops, door to living room, door to utility room, radiator, tiled floor, tiled walls, sink unit, integrated dishwasher, space for fridge freezer, integrated oven, gas hob.

#### **Utility Room**

13' 5" x 6' 7" ( 4.09m x 2.01m )

Two double glazed windows to rear aspect, door to rear aspect, a range of wall and base units with complimenting worktops.

#### **Garage**

14' 5" x 13' 9" ( 4.39m x 4.19m )

#### **Landing**

Storage cupboard, radiator.

#### **Bedroom 1**

17' 1" max x 13' 9" max into wardrobe ( 5.21m max x 4.19m max into wardrobe )

Fitted wardrobe, two double glazed windows to front aspect, radiator.

#### **En-Suite**

Double glazed to side aspect, shower cubicle, wc, wash hand basin, radiator, tiled floor, tiled walls.

#### **Bedroom 2**

13' 1" max into wardrobe x 10' 6" max into door ( 3.99m max into wardrobe x 3.20m max into door )

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

#### **En-Suite**

Double glazed window to rear aspect, wc, wash hand basin, wc, shower cubicle, radiator, tiled floor, tiled walls.

#### **Bedroom 3**

17' 9" max into wardrobe x 11' 6" max ( 5.41m max into wardrobe x 3.51m max )

Two double glazed windows to rear aspect, fitted wardrobe, radiator.

#### **Bedroom 4**

14' 1" x 11' 6" ( 4.29m x 3.51m )

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

#### **Bathroom**

Double glazed window to rear aspect, paneled bath, storage cupboard, wc, wash hand basin, radiator, tiled floor, tiled walls.

#### **Exterior**

##### **Front Garden**

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

##### **Rear Garden**

To the rear of the property is a lawn area, shed, swimming pool.





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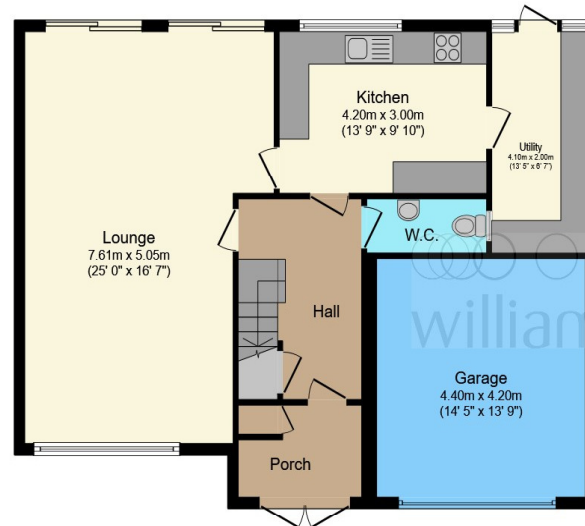
## The Butts, Broxbourne

- Chain free
- Substantial detached family home
- Four bedrooms
- Driveway
- Corner plot

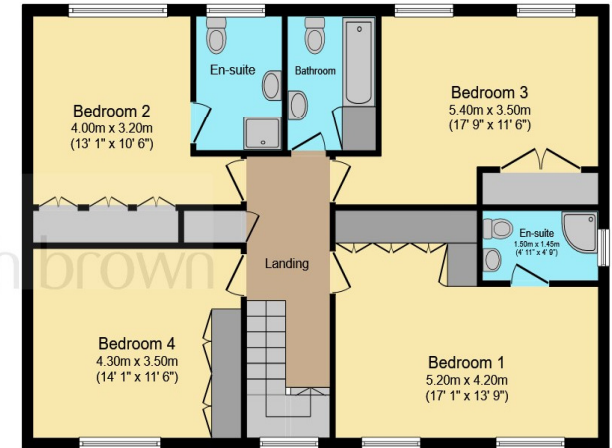
Tenure: Freehold EPC Rating: D

Council Tax Band: G

**£745,000**



Ground Floor



First Floor

Total floor area 182.6 m<sup>2</sup> (1,966 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:  
BRX109158 - 0003

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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.

  
william h brown



**01992 464174**



[Broxbourne@williamhbrown.co.uk](mailto:Broxbourne@williamhbrown.co.uk)



47 High Road, BROXBOURNE, Hertfordshire,  
EN10 7HX



[williamhbrown.co.uk](http://williamhbrown.co.uk)