



Great Meadow, Broxbourne EN10 6RP

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Great Meadow, Broxbourne

Offered in immaculate condition throughout, this beautifully extended three-bedroom detached bungalow is tucked away on a sought-after road in Broxbourne. With a standout open-plan kitchen, modern finishes, and a landscaped garden with outbuilding, it's one to see in person.

Accommodation Comprises Of: Entrance Hall

Tiled flooring, underfloor heating, and a storage cupboard containing the security system.

Shower Room

Double glazed window to side aspect, wc, wash hand basin, vanity unit, walk in shower cubicle.

Open Plan Kitchen/Lounge

27' 8" max into bi-fold doors x 25' 11" max (8.43m max into bi-fold doors x 7.90m max)
A spacious and light-filled open-plan area with bi-fold doors leading to the garden. Features a Bosch double oven (pyrolytic), Bosch fridge freezer, boiling water tap, integrated dishwasher, large central island, tiled floor, and underfloor heating.

Utility Room

7' 2" x 6' 8" (2.18m x 2.03m)
Wall and base units with worktops, sink, underfloor heating, tiled floor, and plumbing for a washing machine and tumble dryer.

Bedroom 1

17' 10" x 9' 11" (5.44m x 3.02m)
Large double bedroom with front-facing double glazed window and shutter blinds. Access to a private en-suite bathroom with bath.

En-Suite

Modern suite with bath, tiled walls, and window to side aspect and chrome heated towel rail

Bedroom 2

11' 6" x 7' 4" (3.51m x 2.24m)
Good-sized room with front-facing double glazed window and shutter blinds.

Bedroom 3

9' 5" x 8' 4" (2.87m x 2.54m)
Side-facing double glazed window .

Family Shower Room

Modern walk-in shower, WC, vanity unit, tiled walls and floor.

Exterior Rear Garden

Low-maintenance with artificial grass, side access, built-in BBQ area, outdoor bar, and a large raised deck area - perfect for entertaining with the added bonus of an electric awning. Outside power points, and outside tap.

Driveway

Spacious front driveway with parking for multiple vehicles with an EV charging point and hot and cold water outside taps.

Outbuilding

Multi-purpose space ideal as a home office, gym, snug, or studio equipped with mains power and an electric heater.





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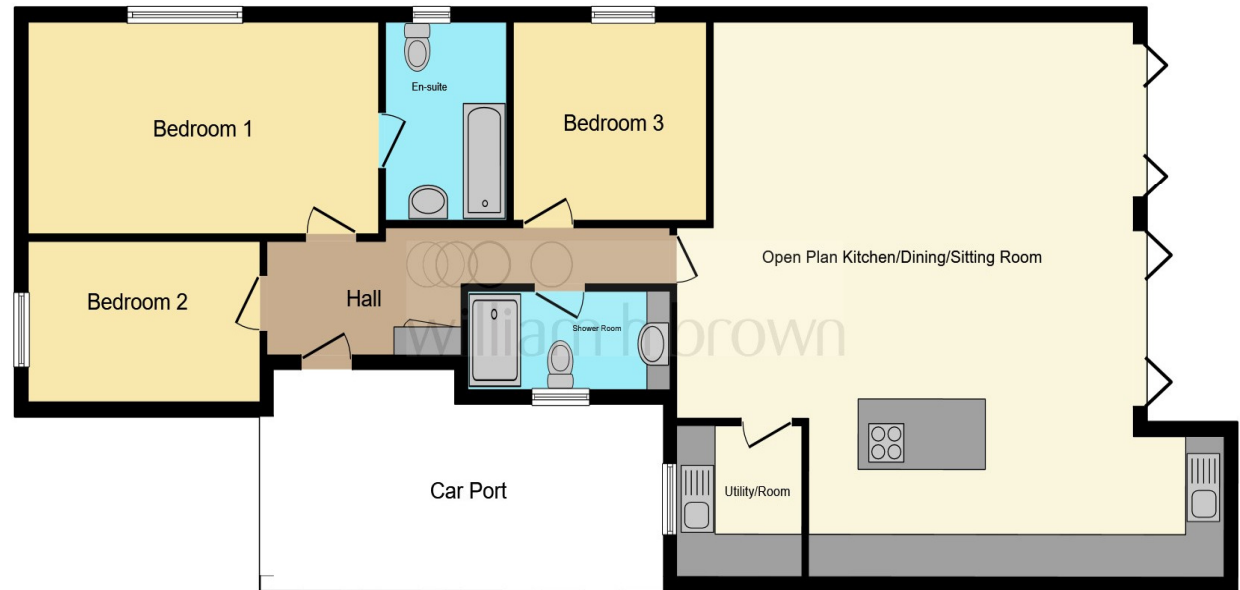
Great Meadow, Broxbourne

- Three bedroom Detached bungalow
- Modern family shower room with walk-in shower
- En-suite bathroom with bath to main bedroom
- Impressive open-plan kitchen/living/dining room
- Large driveway with space for several vehicles

Tenure: Freehold EPC Rating: D

Council Tax Band: E

£695,000



Total floor area 110.7 m² (1,192 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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