



Spindle Wood High Road, Broxbourne EN10 7BT

welcome to

Spindle Wood High Road, Broxbourne

William H Brown are delighted to bring to the market this stunning chain free, five double bedroom detached family home situated in a quiet location in the heart of popular Broxbourne. An early viewing is a must!

Accommodation Comprises Of: Entrance Hall

Tiled floor, radiator.

Study

15' 11" x 7' (4.85m x 2.13m)

Double glazed window to front aspect, tiled floor, radiator.

Lounge

25' 4" x 19' 9" (7.72m x 6.02m)

Double glazed window to front aspect, laminate floor, radiator, french doors.

Kitchen

24' 11" max x 22' 4" max (7.59m max x 6.81m max)

Double glazed window to rear aspect, part tiled walls, tiled floor, island, integrated dishwasher, french doors.

Utility Room

7' 1" max x 6' 4" max (2.16m max x 1.93m max)

Double glazed window to side aspect, tiled floor, plumbing for washing machine, tiled floor, a range of wall and base units with complimenting worktops.

Landing

Double glazed window to front aspect, double glazed window to side aspect.

Bedroom 1

15' 9" max into wardrobe x 14' 1" max (4.80m max into wardrobe x 4.29m max)

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

En-Suite

Double glazed window to rear aspect, chrome

heated radiator, tiled floor, corner shower cubicle, paneled bath, wc, tiled walls, tiled floor.

Bedroom 2

15' 6" max x 14' 1" max (4.72m max x 4.29m max)

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

Bedroom 3

11' 10" max into wardrobe x 11' 4" max (3.61m max into wardrobe x 3.45m max)

Double glazed window to rear aspect, fitted wardrobe, laminate floor.

Bedroom 4

11' 11" x 11' 1" (3.63m x 3.38m)

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

Bathroom

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

Bedroom 5

11' 10" max into wardrobe x 9' 2" max (3.61m max into wardrobe x 2.79m max)

Double glazed window to rear aspect, laminate floor, radiator.

En-Suite

Tiled floor, tiled walls, double glazed window to front aspect, paneled bath, wc, wash hand basin.

Exterior

Front Garden

To the front of the property are two double garages.

Rear Garden

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





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Spindle Wood High Road, Broxbourne

- Five double bedrooms
- Detached family home
- Secluded and central Broxbourne location
- Two double garages
- Stunning rear garden and driveway

Tenure: Freehold EPC Rating: D

Council Tax Band: G

£1,250,000



Ground Floor



First Floor

Total floor area 300.2 m² (3,231 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:
BRX108771 - 0004

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