



West Side, Turnford Broxbourne EN10 6DF

welcome to

West Side, Turnford Broxbourne

William H Brown are thrilled to be bringing to the market this absolutely stunning extended five bedroom family home with everything you could possibly need in a family home! An early viewing is a must!

Accommodation Comprises Of: Entrance Hall

Tiled floor, storage cupboard.

Cloakroom

wash hand basin, wc, tiled floor.

Study

10' 1" x 6' 4" (3.07m x 1.93m)

Laminate floor, radiator.

Lounge

15' 1" x 12' 10" (4.60m x 3.91m)

Double glazed window to front aspect, shutter blinds, fireplace, parquet flooring, radiator.

Kitchen / Diner

27' 3" Max x 24' 4" Max (8.31m Max x 7.42m Max)

Bi-fold doors, a range of wall and base units with complimenting worktops, sky lights, island, larder freezer, larder fridge, space for range cooker, integrated dishwasher.

Utility Room

16' 7" max x 13' 6" max (5.05m max x 4.11m max)

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

Bedroom 1

21' 6" Max into fitted wardrobe x 17' 8" max into storage cupboard (6.55m Max into fitted wardrobe x 5.38m max into storage cupboard)

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

En-Suite

Double glazed window to rear aspect, radiator, tiled floor,

part tiled walls, wc.

Bedroom 2

13' 2" max into bay window x 11' 7" max (4.01m max into bay window x 3.53m max)

Two double glazed windows to front aspect, shutter blinds, laminate floor, radiator.

Bedroom 3

13' 11" max into window x 9' 6" max (4.24m max into window x 2.90m max)

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

Bedroom 4

14' 1" x 10' 9" (4.29m x 3.28m)

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

Bathroom

Double glazed window to side aspect, tiled floor, part tiled walls, walk in shower cubicle, stand alone bath, radiator, wc, wash hand basin.

Bedroom 5

15' 9" max into wardrobe x 11' 11" (4.80m max into wardrobe x 3.63m)

Double glazed bay window to front aspect, shutter blinds, laminate floor, fitted wardrobe.

Exterior

Front Garden

To the front of the property is a driveway and garage.

Rear Garden

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

Outbuilding

24' 7" x 11' 11" (7.49m x 3.63m)

Laminate floor, french doors, double glazed window to front aspect.





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West Side, Turnford Broxbourne

- Extended five bedroom family home
- Games room, swimming pool and large rear garden
- En suite, family bathroom and wc
- Stunning open plan kitchen diner
- Full of character throughout

Tenure: Freehold EPC Rating: F
Council Tax Band: E

offers in excess of
£750,000



Total floor area 285.9 m² (3,078 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:
BRX109330 - 0004

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