



Woodstock Road, Broxbourne EN10 7NZ

welcome to

Woodstock Road, Broxbourne

William H Brown are thrilled to bring to the market this extended four bedroom detached family home situated on one of Broxbournes premium roads. An early viewing is a must!

Accommodation Comprises Of: Entrance Hall

Laminate floor, radiator.

Cloakroom

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

Study

13' 1" x 8' 4" (3.99m x 2.54m)

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

Lounge

18' 2" x 11' 11" (5.54m x 3.63m)

Double glazed window to rear aspect, fireplace, radiator, double glazed window to side aspect.

Dining Room

11' 11" x 10' 1" (3.63m x 3.07m)

Double glazed window to rear aspect, french doors.

Reception Room 3

14' 3" x 12' 11" (4.34m x 3.94m)

Double glazed window to rear aspect, double glazed door to rear aspect, french doors, laminate floor.

Kitchen

13' 11" x 10' (4.24m x 3.05m)

Double glazed window to rear aspect, a range of wall and base units with granite worktops, integrated oven, integrated fridge freezer, tiled floor, part tiled walls.

Utility Room

8' 8" x 8' 3" (2.64m x 2.51m)

A range of all and base units with complimenting worktops, tiled floor.

Landing

Access to the loft, double glazed window to front aspect, storage cupboard.

Bedroom 1

17' x 9' 5" (5.18m x 2.87m)

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

En-Suite

Double glazed window to side aspect, wc, wash hand basin, wc, bath, radiator, tiled floor, tiled walls.

Bedroom 2

15' 2" x 11' 11" (4.62m x 3.63m)

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

Bedroom 3

11' 11" x 10' 2" (3.63m x 3.10m)

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

Bedroom 4

9' 1" x 8' (2.77m x 2.44m)

Double glazed window to rear aspect, radiator

Bathroom

Double glazed window to rear aspect, wash hand basin, shower cubicle which also can be used as a steam room, wc, tiled floor, tiled walls, radiator. There is also a jacuzzi bath.

Exterior Front Garden

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

Rear Garden

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





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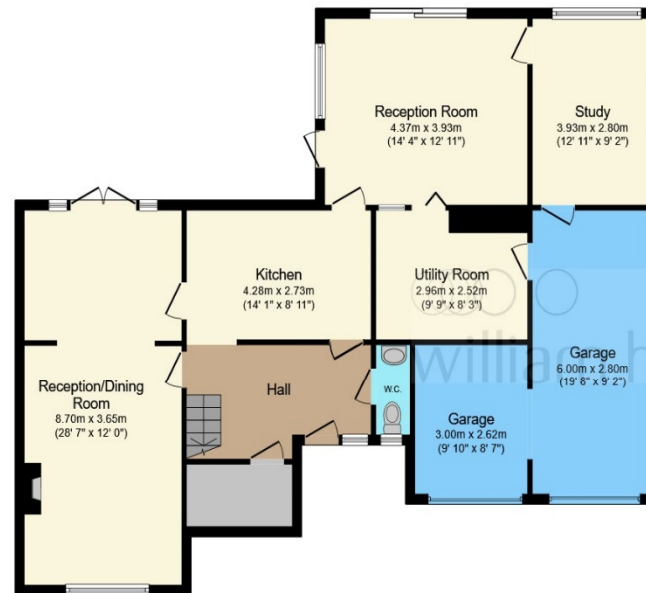
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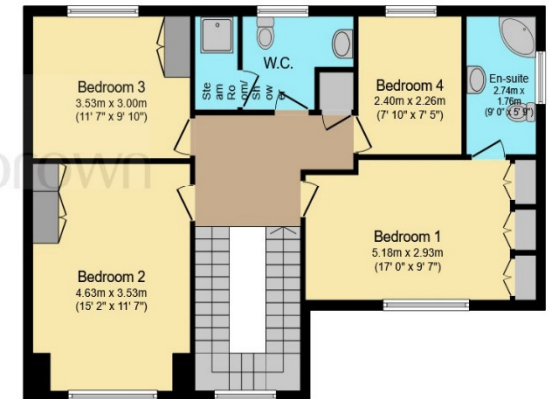
- Detached family home
- Four bedrooms
- Four reception rooms
- Double garage
- Huge driveway

Tenure: Freehold EPC Rating: D
Council Tax Band: G

£1,250,000



Ground Floor



First Floor

Total floor area 205.0 m² (2,206 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:
BRX109333 - 0002

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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.


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