



Boleyn Court, Broxbourne EN10 7HJ

welcome to

Boleyn Court, Broxbourne

William H Brown are delighted to bring to the market this lovely and spacious, chain free, four bedroom detached family home situated in one of Broxbournes most sought after cul-de-sacs. An early internal viewing is a must!

Accommodation Comprises Of: Entrance Hall

Wc, wash hand basin.

Lounge

16' 2" max x 12' 8" max (4.93m max x 3.86m max)
Double glazed bay window to front aspect, two radiators.

Kitchen

17' 9" max x 14' 3" max (5.41m max x 4.34m max)
A range of wall and base units with complimenting worktops, double glazed window to rear aspect, double glazed window to side aspect, sink units, radiator, space for range cooker, breakfast bar, tiled floor.

Utility Room

11' 3" x 8' 4" (3.43m x 2.54m)
Plumbing for washing machine, double glazed door to rear aspect, a range of wall and base units with complimenting worktops.

Conservatory

18' 1" x 12' 6" (5.51m x 3.81m)
French doors, tiled floor.

Landing

Access to the loft.

Bedroom 1

12' 7" max into bay window x 11' 6" max (3.84m max into bay window x 3.51m max)
Double glazed bay window to front aspect, radiator, fitted wardrobe.

En-Suite

Double glazed window to side aspect, shower cubicle, wash hand basin, chrome heated radiator,

WC.

Bedroom 2

12' 7" max x 8' 7" max (3.84m max x 2.62m max)
Double glazed window to rear aspect, radiator.

Bedroom 3

11' 6" max x 7' 1" max into storage cupboard (3.51m max x 2.16m max into storage cupboard)
Double glazed window to front aspect, radiator.

Bedroom 4

8' 7" x 7' 1" (2.62m x 2.16m)
Double glazed window to rear aspect, fitted wardrobe, radiator.

Bathroom

Double glazed window to side aspect, paneled bath, wc, wash hand basin, chrome heated radiator.

Exterior Front Garden

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

Rear Garden

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





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Boleyn Court, Broxbourne

- Detached family home
- Chain free
- Sought after location
- Four bedrooms
- Drive and garage

Tenure: Freehold EPC Rating: D

Council Tax Band: G

£700,000



Total floor area 157.6 m² (1,696 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:
BRX109265 - 0004

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