



The Croft, Broxbourne EN10 6JY

welcome to

The Croft, Broxbourne

A substantially extended 4 BEDROOM 2 BATHROOM end terrace family home with DOUBLE GARAGE situated in a popular private road. The property is offered for sale CHAIN FREE and an early inspection is strongly advised.

Accommodation Comprises Of: Entrance Hall

Double glazed window to side aspect, cloaks cupboard, radiator, stairs to first floor.

Shower Room

Re-fitted with a white suite comprising Low level flush wc with concealed cistern, wash hand basin, shower cubicle, granite counter tops.

Lounge / Diner

21' 9" max x 14' 9" max (6.63m max x 4.50m max)
Double glazed window to front aspect, two radiators, storage cupboard and additional under stairs cupboard housing meters and fuse box.

Kitchen

12' 6" x 10' 4" (3.81m x 3.15m)
Double glazed window to rear aspect, fitted a range of white high gloss wall and base units with complimenting worktops. Free standing range style cooker, two integrated fridges, two integrated freezers and dishwasher.

Utility Room

9' 3" max x 6' 4" (2.82m max x 1.93m)
Double glazed window and door to rear aspect, radiator, fitted with a range of wall and base units with complimenting worktops, space for washing machine, wall mounted boiler.

Landing

Airing cupboard

Bedroom 1

19' 2" max into recess x 12' 6" (5.84m max into recess x 3.81m)
Double glazed window to rear aspect, radiator.

Bedroom 2

10' 9" x 9' 7" (3.28m x 2.92m)
Double glazed window to front aspect, radiator, access to loft.

Bedroom 3

12' 5" x 8' 6" max (3.78m x 2.59m max)
Double glazed window to side aspect, radiator.

Bedroom 4

7' 2" x 6' 7" (2.18m x 2.01m)
Double glazed window to front aspect, radiator.

Bathroom

Fitted with a white suite comprising wash hand basin, low level flush wc, panel enclosed bath, chrome heated radiator.

Outside

Small garden to front. To the rear there is a west facing garden laid with artificial lawn and a patio area, side gate.





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The Croft, Broxbourne

- CHAIN FREE
- 4 BEDROOMS
- BATHROOM AND SHOWER ROOM
- DOUBLE GARAGE
- KITCHEN AND UTILITY ROOM

Tenure: Freehold EPC Rating: D

Council Tax Band: E

£485,000



Ground Floor

First Floor

Total floor area 118.2 m² (1,272 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:
BRX109380 - 0003

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