



**Felton Close, Broxbourne EN10 6BT**



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## **Felton Close, Broxbourne**

A very well presented, three bedroom mid-terrace house with a driveway for multiple cars. This house would be perfect for a first time buyer as it is modern throughout and ready to move in!

### **Accommodation Comprises Of: Entrance Hall**

Radiator, stairs to first floor, storage cupboard.

### **Lounge**

15' 8" max x 13' 1" max ( 4.78m max x 3.99m max )

Real wood flooring, radiator, understairs cupboard.

### **Kitchen**

9' 1" x 6' 5" ( 2.77m x 1.96m )

Double glazed window to front aspect, solid wood flooring, a range of wall and base units with complimenting worksurfaces over, integrated oven, integrated microwave, induction hob with extractor hood, stainless steel sink with mixer tap and drainer unit, integrated fridge freezer, integrated dishwasher, integrated washing machine, spotlights.

### **Conservatory**

12' 2" x 7' 9" ( 3.71m x 2.36m )

Double glazed window to rear aspect, double glazed door to rear aspect, radiator.

### **Landing**

Fitted carpet, storage cupboard, access to the loft.

### **Bedroom 1**

10' 1" max x 9' 8" max ( 3.07m max x 2.95m max )

Double glazed window to front aspect, built in wardrobe, fitted carpet, radiator.

### **Bedroom 2**

9' 6" max x 7' 1" max ( 2.90m max x 2.16m max )

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

### **Bedroom 3**

9' 6" max x 5' 8" max ( 2.90m max x 1.73m max )

Double glazed window to rear aspect, fitted carpet,

radiator.

### **Bathroom**

Tiled floor, tiled walls, walk in shower cubicle, wall hung basin with mixer tap, extractor fan, spotlights, wc, wall hung storage cabinet.

### **Exterior Front Garden**

To the front of the property is multiple parking spaces, dropped kerb.

### **Rear Garden**

To the rear of the property is a patio area, artificial grass, shed, scattered flower beds, rear access.





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## Felton Close, Broxbourne

- Three bedroom home
- Ideal first time purchase
- Modern throughout
- Conservatory
- Driveway for multiple cars

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: D

**£425,000**



Total floor area 77.9 m<sup>2</sup> (839 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](http://www.focalagent.com)

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