



Allard Way, Broxbourne, EN10 7ER.

welcome to

Allard Way, Broxbourne

A rare opportunity to acquire this Extended Two Bedroom Detached Bungalow sitting on a magnificent plot approaching 0.6 of acre, in a highly sought after residential cul-de-sac in Central Broxbourne. Call now for further information or arrange an appointment to view. Viewing is highly recommended.



The Accommodation Comprises:-

Front door to:-

Entrance Hall

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

Window to front aspect, radiator, access to loft.

Bedroom

11' 9" x 12' (3.58m x 3.66m)

Windows to front and side aspect, radiator, built-in wardrobe.

Bedroom

12' x 9' 6" (3.66m x 2.90m)

Window to rear aspect, built-in wardrobe, radiator.

Shower Room

Tiled walls to complement a White suite comprising enclosed shower cubicle, bidet, pedestal wash hand basin, low level wc.

L Shaped Lounge/diner

19' 9" max x 20' 8" max (6.02m max x 6.30m max)

Bay window to front aspect with additional window to side, door to kitchen, feature fireplace with tiled hearth, french doors to:-

Utility Room

9' 9" x 7' (2.97m x 2.13m)

Window and door to rear aspect, window to side, space and plumbing for washing machine and tumble dryer.

Kitchen

15' 2" x 9' 10" (4.62m x 3.00m)

Window to rear aspect, door to conservatory, fitted with a comprehensive range of wall and base units incorporating built-in double oven, hob and extractor hood, preparation surfaces incorporating 1½ bowl sink unit, space for dishwasher and fridge, built-in cupboard housing boiler and additional storage cupboard.

Conservatory

30' 3" x 9' 6" (9.22m x 2.90m)

Double glazed with windows to rear and door to garden, three radiators, door to Garage.

Cloakroom

Low level wc, wall mounted wash hand basin.

Exterior

The property sits on a fantastic plot with a large front garden and driveway leading to a Single Garage. To the rear, again the property boasts a wonderful large garden, mostly laid to lawn with an extensive range of mature trees and borders.



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Allard Way, Broxbourne

- Highly sought after location
- Scope to extend/develop (STPP)
- Approaching 0.6 of an acre
- Two Bedroom Detached Bungalow
- Close to The Broxbourne School & Station

Tenure: Freehold EPC Rating: F

guide price

£950,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
BRX106500 - 0012

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