



SIMPLY HOMES

Lanthorn Close
Broxbourne EN10 7NR

Price Guide £900,000





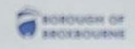
**WELCOME TO LUCY
WARREN OPEN SPACE**

Broxbourne Borough Council is pleased
to allow the use of this land for
recreational purposes.

However, this should not involve activities which will
cause a nuisance to local residents nor take place at
unsociable hours.

Please keep your dog on a lead and clear up after it.

In case of emergency or repairs
please phone (01992) 785555



Lanthorn Close

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A fantastic extended 5-bedroom detached dwelling offering exceptionally flexible and impeccably presented accommodation across three floors. This home is situated in a popular position within this highly sought after development on the fringes of Broxbourne woodland.

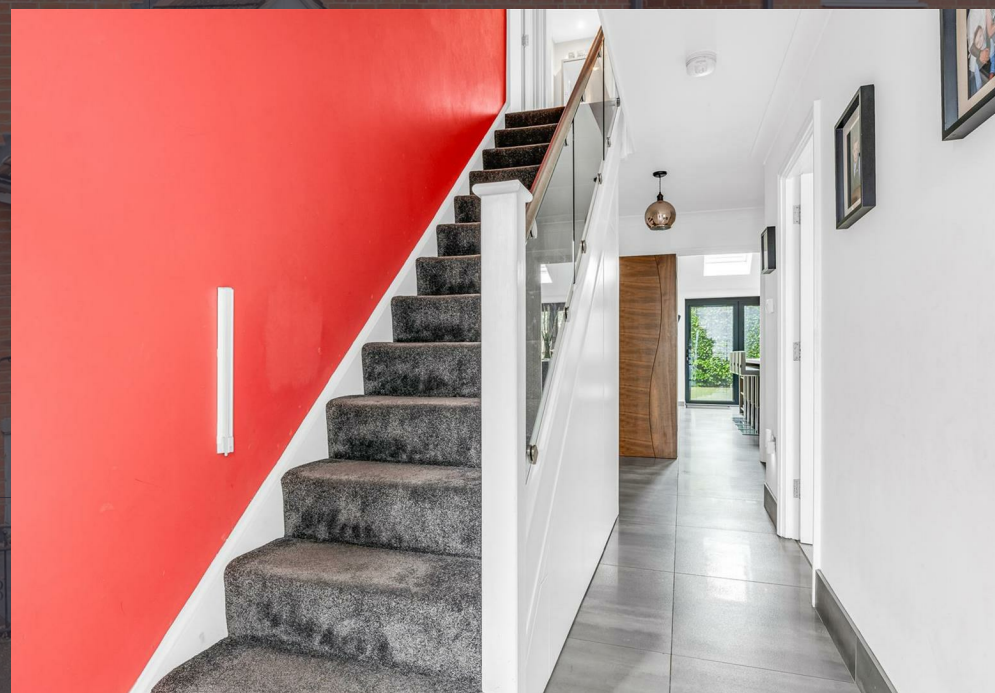
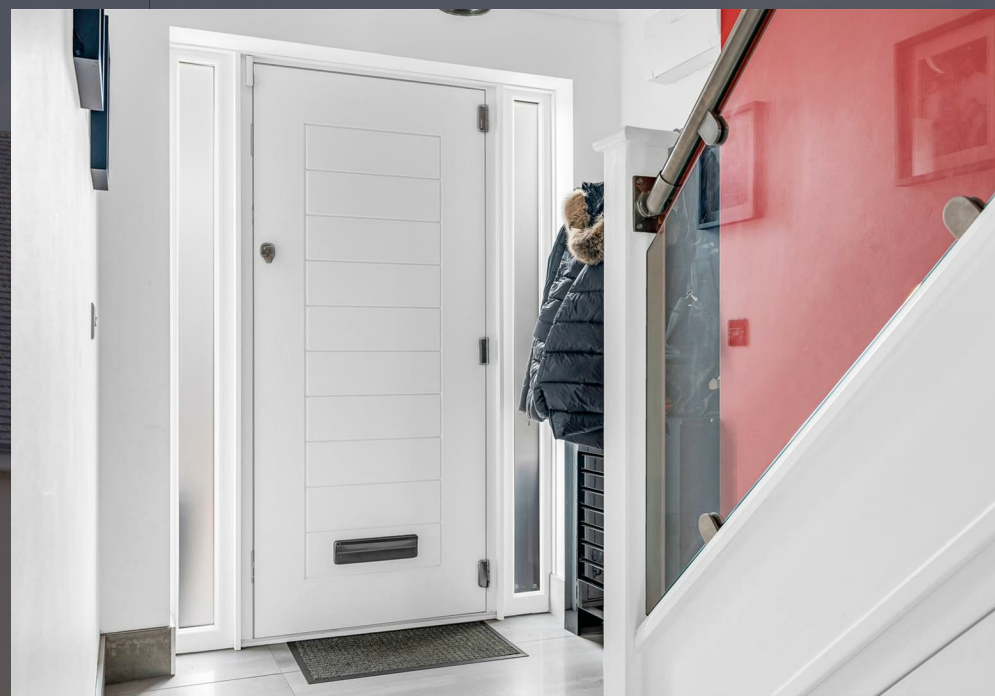
The front door leads into a spacious entrance hall with tiled flooring and a staircase that leads to the first floor landing. The central hallway includes a door to that leads through to a delightful 21ft living room featuring a central feature fireplace. The superb bespoke kitchen/diner is ideally situated at the rear of the house and enjoys views of the garden. The kitchen features a range of base/eye level units, various integrated SIEMENS appliances, Quooker hot tap, air conditioning and bi-fold doors to the garden. The remainder of the ground floor comprises of a front aspect family room and cloakroom/WC.

To the first floor landing, where the principle bedroom is the stand out room with air conditioning and a beautifully finished en-suite shower room. The two remaining bedrooms on the first floor and again provide integrated wardrobes, these rooms are served by a family bathroom.

To the second-floor landing, there is a further two double bedrooms, served by a fully tiled family shower room.

The exterior of the property is the homes rear garden. This low-maintenance and hugely private rear garden features a paved patio entertainment area, raised planters and being predominantly laid-to-artificial grass. The garden also provides access to the studio/garage. Returning to the front of the property is the driveway, with enough space for multiple parked cars.

Lanthorn Close is well placed for access to all local shops and amenities which are within approximately 1 mile and Broxbourne Railway Station with its frequent service into London Liverpool Street is approximately 1.25 miles.







- Ground Floor -

Hallway

Family Room

10'10" x 10'0" (3.31m x 3.05m)

Cloakroom/WC

Living Room

21'9" x 11'1" (6.65m x 3.39m)

Kitchen/Dining Room

18'1" x 26'7" (5.53m x 8.11m)

- First Floor -

Landing

Bedroom One

14'8" x 10'4" (4.48m x 3.15m)

En-suite

Bedroom Two

13'4" x 10'0" (4.08m x 3.05m)

Bedroom Three

8'1" x 9'5" (2.47m x 2.88m)

Family Bathroom

- Second Floor -

Landing

Bedroom Four

16'1" x 10'0" (4.92m x 3.05m)

Bedroom Five

15'3" x 10'0" (4.65m x 3.06m)

Family Shower Room

- Exterior -

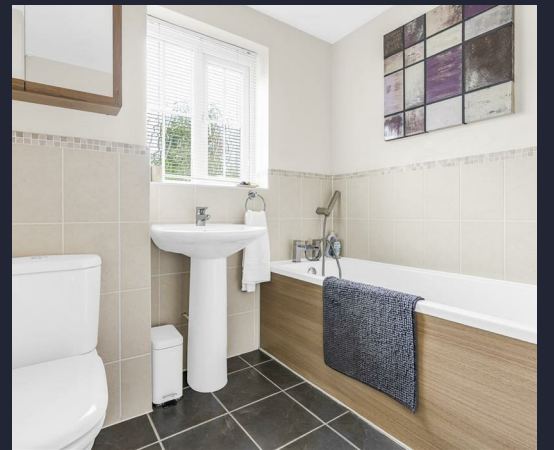
Studio/Garage

Driveway

Rear Garden

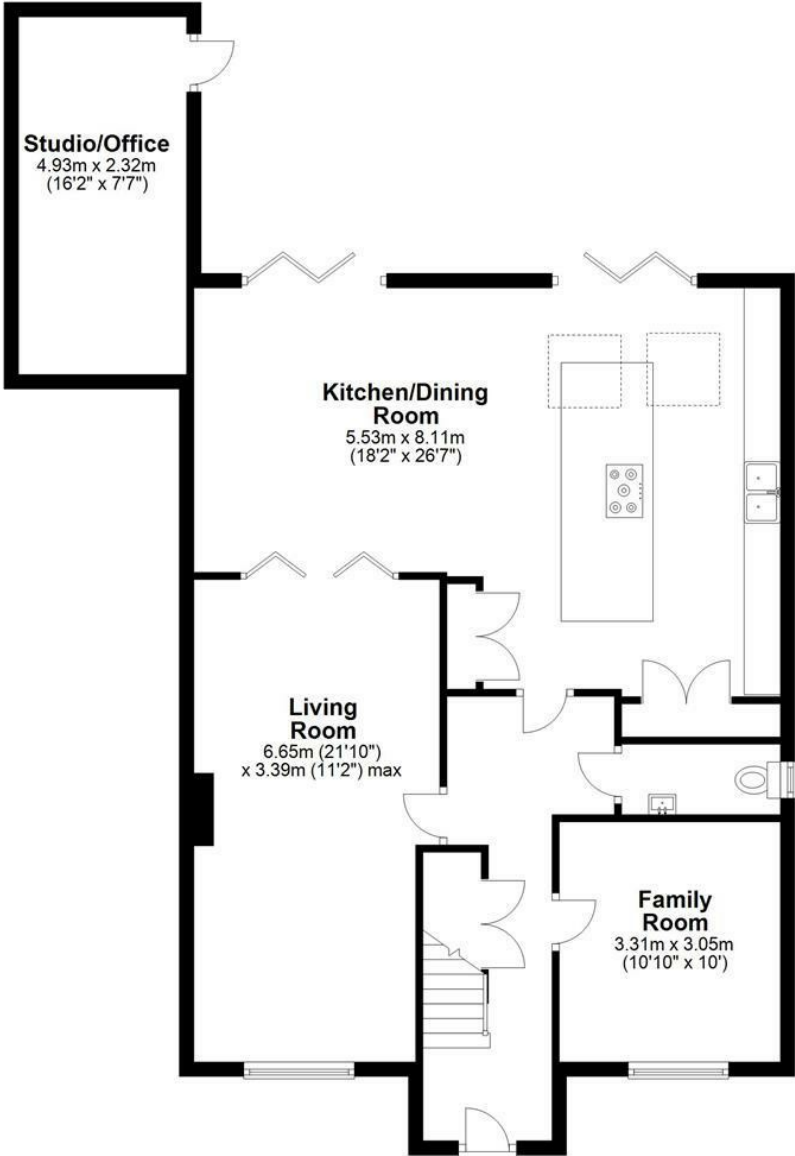






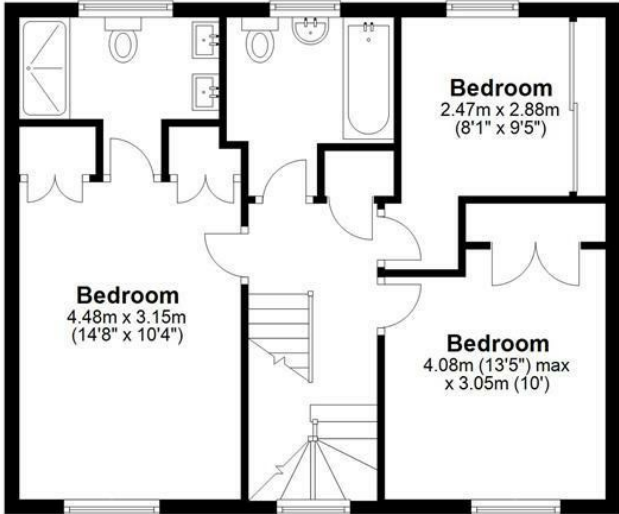
Ground Floor

Approx. 99.8 sq. metres (1074.7 sq. feet)



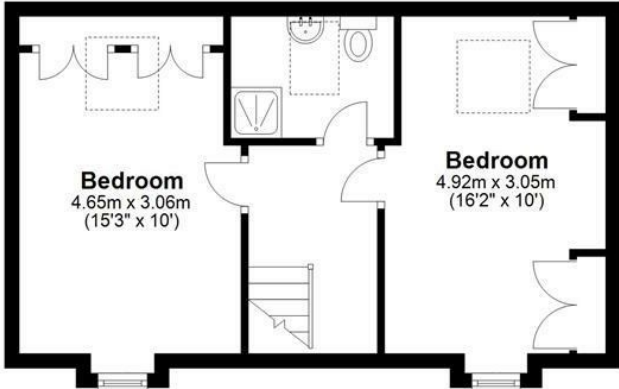
First Floor

Approx. 54.7 sq. metres (588.4 sq. feet)



Second Floor

Approx. 38.4 sq. metres (413.2 sq. feet)



Total area: approx. 192.9 sq. metres (2076.3 sq. feet)





