



Badgerscroft, Broxbourne EN10 7ED

welcome to

Badgerscroft, Broxbourne

William H Brown are delighted to bring to the market this spacious and substantial five bedroom detached family home situated in the heart of Broxbourne. An early viewing is a must!

Accommodation Comprises Of:

Entrance Hall

Laminate floor, radiator, storage cupboard.

Cloakroom

Double glazed window to front aspect, wc, laminate floor, radiator, wash hand basin.

Study / Reception Room

11' 3" x 8' 10" (3.43m x 2.69m)

Double glazed window to front aspect, radiator.

Lounge

24' 5" x 12' 7" (7.44m x 3.84m)

Double glazed window to rear aspect, double glazed french doors, laminate floor, two radiators.

Kitchen

13' 2" x 8' 2" (4.01m x 2.49m)

Double glazed window to front aspect, a range of wall and base units with complimenting worktops, laminate floor, integrated oven, sink unit, part tiled walls, double glazed door to rear aspect, breakfast bar, plumbing for washing machine, underfloor heating.

First Floor Landing

Double glazed window to rear aspect, stairs to second floor.

Bedroom 2

12' x 10' 8" (3.66m x 3.25m)

Double glazed window to front aspect, radiator.

Bedroom 3

14' 5" x 12' 2" (4.39m x 3.71m)

Double glazed window to front aspect, radiator, laminate floor.

Bedroom 4

12' 1" x 9' 8" (3.68m x 2.95m)

Double glazed window to rear aspect, radiator.

Bedroom 5

12' 1" x 5' (3.68m x 1.52m)

Double glazed window to rear aspect, laminate floor, radiator.

Bathroom

Double glazed window to rear aspect, tiled floor, tiled walls, paneled bath, wc, chrome heated radiator, wash hand basin.

Second Floor Bedroom 1

18' 7" x 14' 7" (5.66m x 4.45m)

Double glazed windows to rear aspect, radiator, storage room/walk in wardrobe

En-Suite

Double glazed window to rear aspect, walk in shower cubicle, chrome heated radiator, wc, wash hand basin, tiled floor, tiled walls.

Exterior Front Garden

To the front of the property is a substantial driveway with enough room for up to 6 cars and garage.

Rear Garden

To the rear of the property is a decking area, lawn area, summer house, side access.





view this property online williamhbrown.co.uk/Property/BRX109553



welcome to

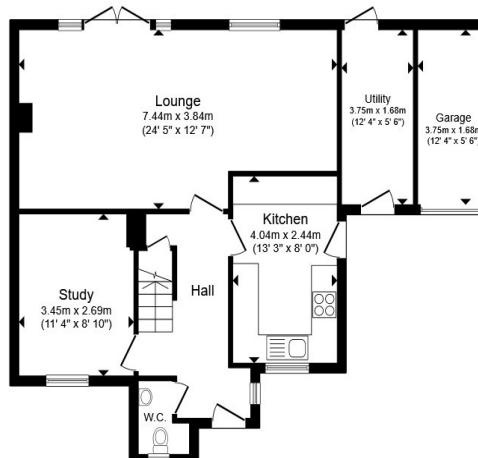
Badgerscroft, Broxbourne

- Detached family home
- Five bedrooms
- Drive and garage
- Heart of Broxbourne Location
- Family bathroom, en-suite and downstairs wc

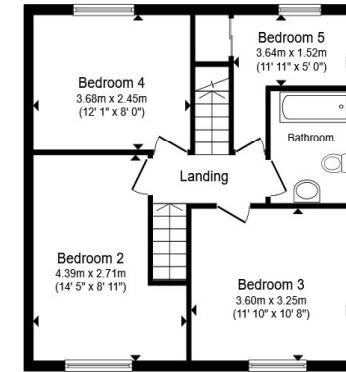
Tenure: Freehold EPC Rating: C

Council Tax Band: G

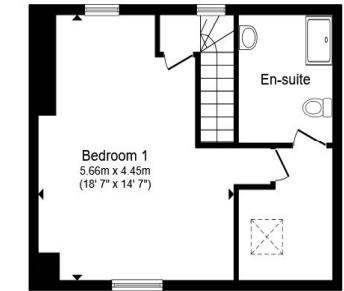
£695,000



Ground Floor



First Floor



Second Floor

Total floor area 165.1 m² (1,777 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.propertybox.io



view this property online williamhbrown.co.uk/Property/BRX109553



Property Ref:
BRX109553 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



01992 464174



Broxbourne@williamhbrown.co.uk



47 High Road, BROXBOURNE, Hertfordshire, EN10 7HX



williamhbrown.co.uk