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Hickman Close, Broxbourne | Over 2,000 Sq Ft, Home Office &
Stunning Open-Plan Living, EN10 7TD |

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Situated within a quiet residential cul-de-sac, within one of Broxbourne's most sought-after locations, this substantial four-bedroom detached family home offers over 2,000 sq ft of beautifully presented accommodation, featuring an exceptional open-plan kitchen/dining/family room, separate living room, home office, extensive parking, garage and a private rear garden. The property has been thoughtfully improved by the present owners to create a home ideally suited to modern family living. The accommodation begins with a welcoming entrance hall leading through to a spacious living room, whilst to the rear of the property the accommodation opens into a stunning kitchen, dining and family space which undoubtedly forms the heart of the home. Flooded with natural light from remote-controlled Velux roof windows and full-width bi-folding doors opening onto the rear garden, this impressive room provides a superb environment for both everyday family life and entertaining. The kitchen is fitted with an extensive range of contemporary units together with integrated appliances including twin ovens, induction hob, fridge, freezer and dishwasher. A separate utility room and ground floor cloakroom further enhance the practicality of the accommodation. A valuable home office, created from part of the garage conversion, provides an ideal workspace for those working from home, whilst the remaining garage space benefits from an electric door and is currently utilised as a gym area complete with Bluetooth sound system. The first floor provides four well-proportioned bedrooms, including a generous principal bedroom with en-suite shower room. The remaining bedrooms are served by a contemporary family bathroom, with power showers fitted to both bathrooms. Air conditioning has been installed within the principal living area and two south-facing bedrooms, ensuring year-round comfort. Externally, the property enjoys a private rear garden with paved entertaining terrace and lawn beyond, whilst the wide frontage provides extensive off-street parking for numerous vehicles in addition to the garage. Further benefits include double glazing, fast fibre broadband, a boarded loft, alarm system and an 8ft x 4ft garden shed. Hickman Close enjoys a highly regarded residential setting within easy reach of Broxbourne School, local amenities, recreational facilities and Broxbourne railway station, providing excellent commuter links into London Liverpool Street.



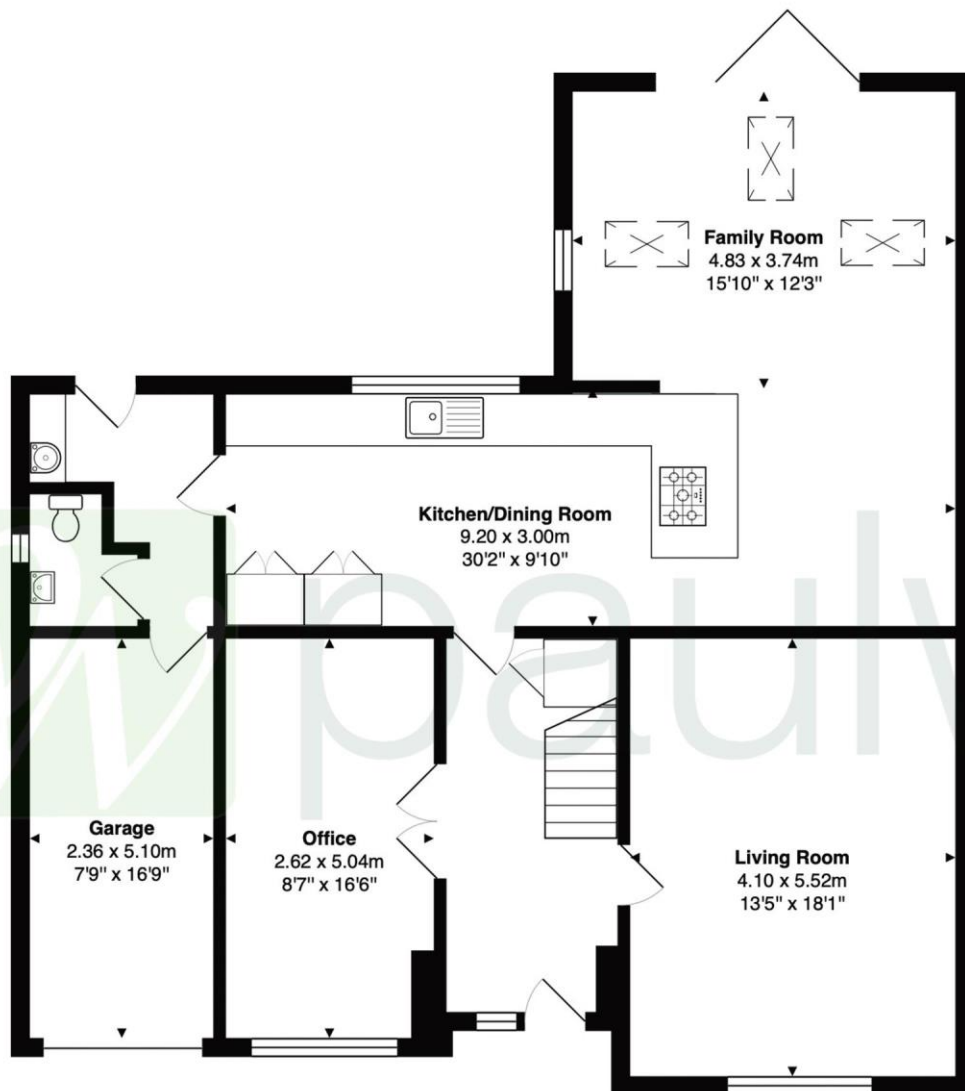
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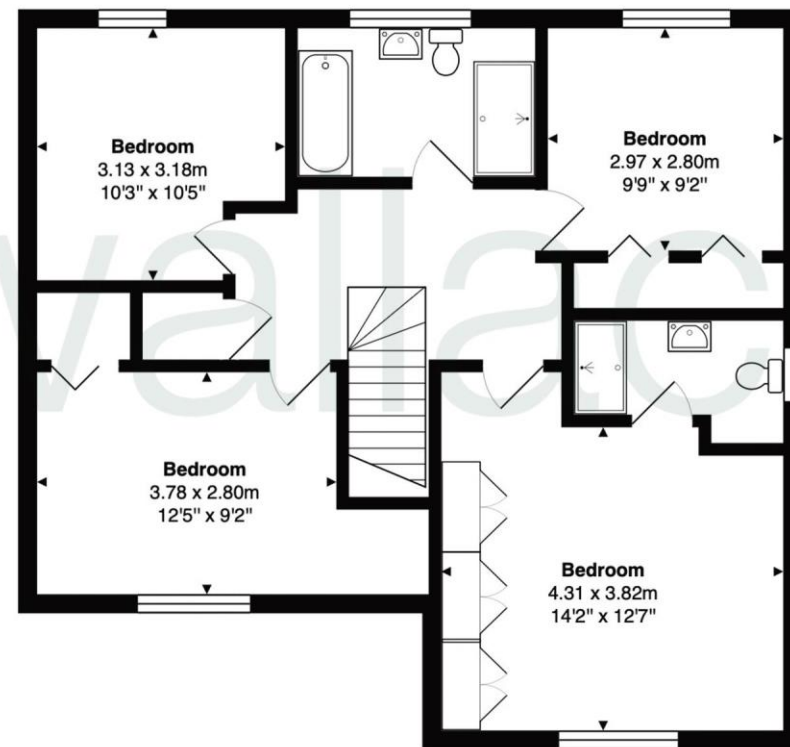
01992 466471







Ground Floor
Area: 114.3 m² ... 1231 ft²



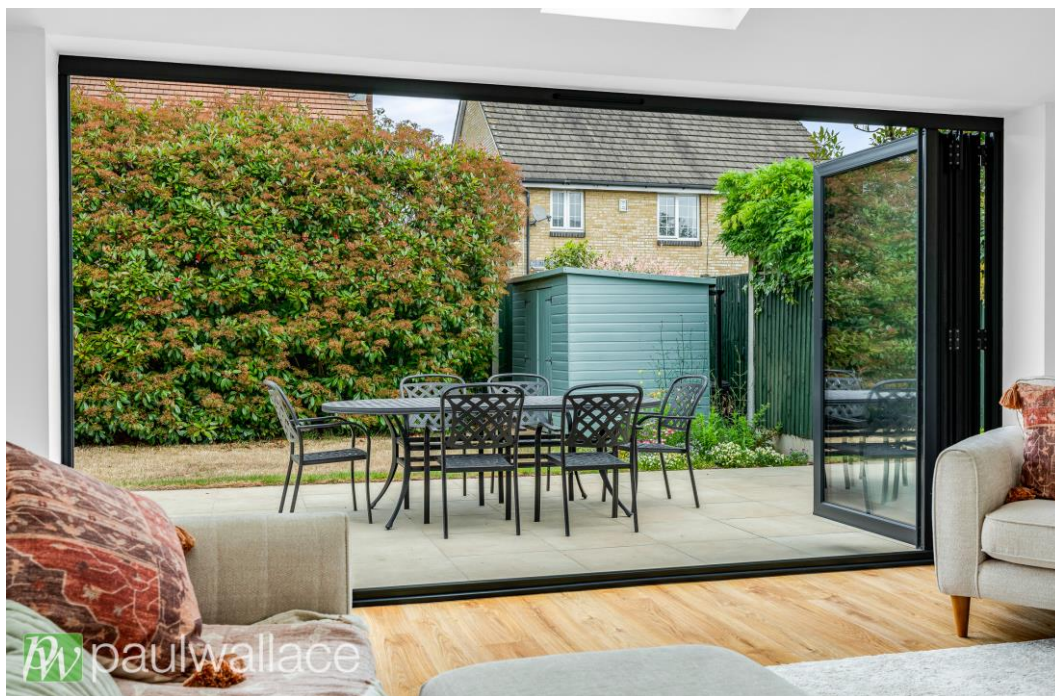
First Floor
Area: 74.6 m² ... 803 ft²

Total Area: 189.0 m² ... 2034 ft²

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.

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Sat	9am to 5.00pm
Sun	Closed



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon. Potential buyers are advised to recheck the measurements.