



**Monks Close, Broxbourne EN10 7JY**

**welcome to**

## **Monks Close, Broxbourne**

William H Brown are delighted to bring to the market this spacious and extended four bedroom detached family home situated on one of Broxbourne's most premium roads. An early viewing is a must!

### **Accommodation Comprises Of:**

#### **Entrance Hall**

Double glazed window to side aspect, radiator.

#### **Cloakroom**

WC, wash hand basin.

#### **Lounge**

20' 3" x 15' 7" ( 6.17m x 4.75m )

Double glazed window to front aspect, radiator.

#### **Dining Room**

29' 2" x 9' 11" ( 8.89m x 3.02m )

Double glazed window to rear aspect, French doors, radiator, storage cupboard.

#### **Kitchen**

9' 9" x 9' 3" ( 2.97m x 2.82m )

Double glazed window to rear aspect, a range of wall and base units with complimenting worktops, vinyl flooring, double glazed door to rear aspect.

#### **Landing**

Double glazed window to side aspect, access to the loft, airing cupboard.

#### **Bedroom 1**

12' 10" x 8' 4" ( 3.91m x 2.54m )

Double glazed window to front aspect, radiator.

#### **Bedroom 2**

12' 5" x 11' 9" ( 3.78m x 3.58m )

Double glazed window to front aspect, fitted wardrobe, radiator.

#### **En-Suite**

Shower cubicle, WC, wash hand basin, double glazed window to side aspect, vinyl floor, tiled walls.

#### **Bedroom 3**

11' 5" x 9' 1" ( 3.48m x 2.77m )

Double glazed window to rear aspect, radiator.

#### **Bedroom 4**

12' 4" x 8' 6" ( 3.76m x 2.59m )

Double glazed window to rear aspect, built in wardrobe, radiator.

#### **Bathroom**

Double glazed window to side aspect, paneled bath, tiled walls, WC, wash hand basin.

#### **Exterior** **Front Garden**

To the front of the property is a driveway, terraced garden.

#### **Rear Garden**

To the rear of the property is a lawn area, patio area.





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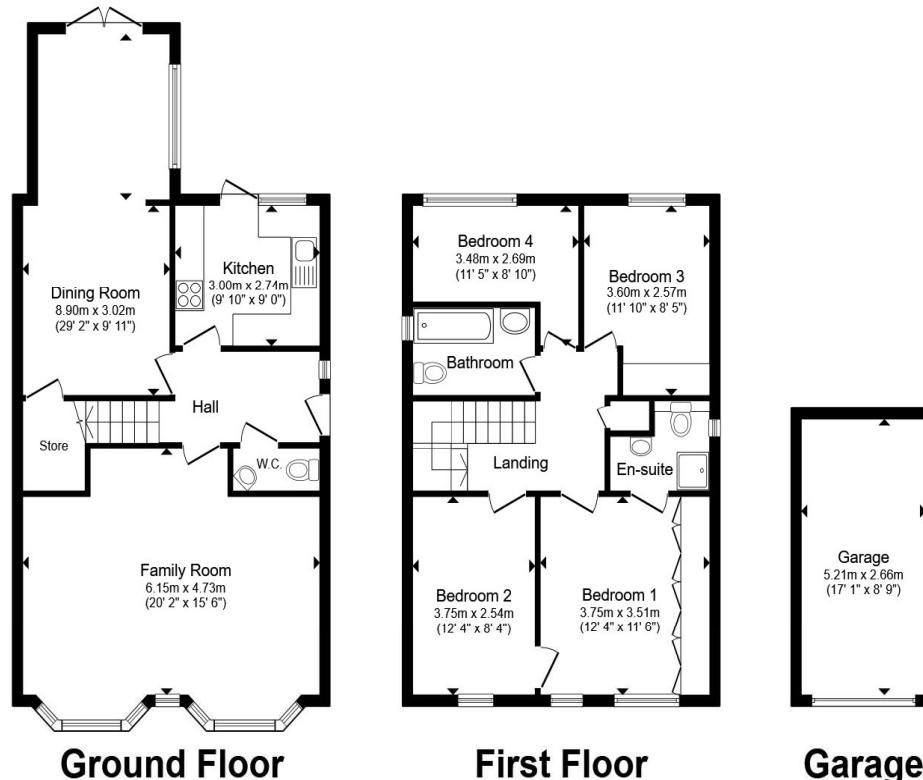
## Monks Close, Broxbourne

- Four bedrooms
- Chain free
- Wc, family bathroom, en-suite
- Large living room
- Sought after location

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: F

**£700,000**



Total floor area 137.8 m<sup>2</sup> (1,483 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](http://www.propertybox.io)



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BRX109575 - 0005

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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.



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