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Woodstock Road | Broxbourne | Approx. 2,500 sq ft Five-Bedroom Family Home, EN10 7NT |

## Key features

- Fully renovated and significantly extended five-bedroom family home
- Large open-plan kitchen, dining and family living space
- Additional family room with bi-fold doors to the sun terrace
- 70' south-facing landscaped rear garden designed for entertaining
- Exceptional principal suite with dressing room and en-suite bathroom
- Separate living room with herringbone oak flooring and log burner
- Fitted study / home office and separate laundry room
- Home bar, covered hot tub pavilion and multiple outbuildings

## Property Information

Tenure

Freehold

Council Tax

G

EPC Rating

D

Local Authority

Broxbourne Borough Council



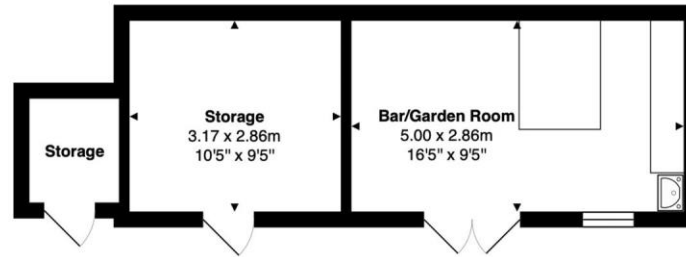
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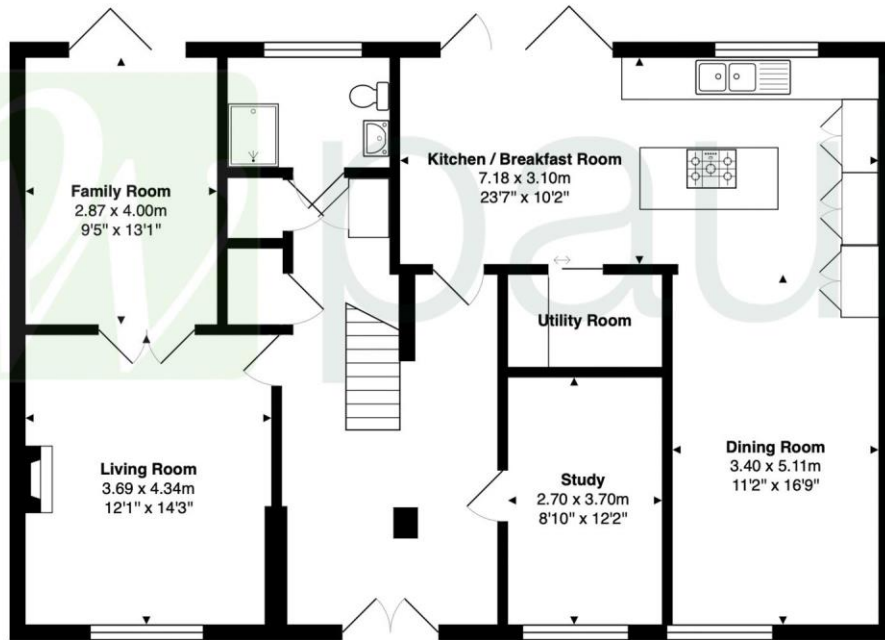
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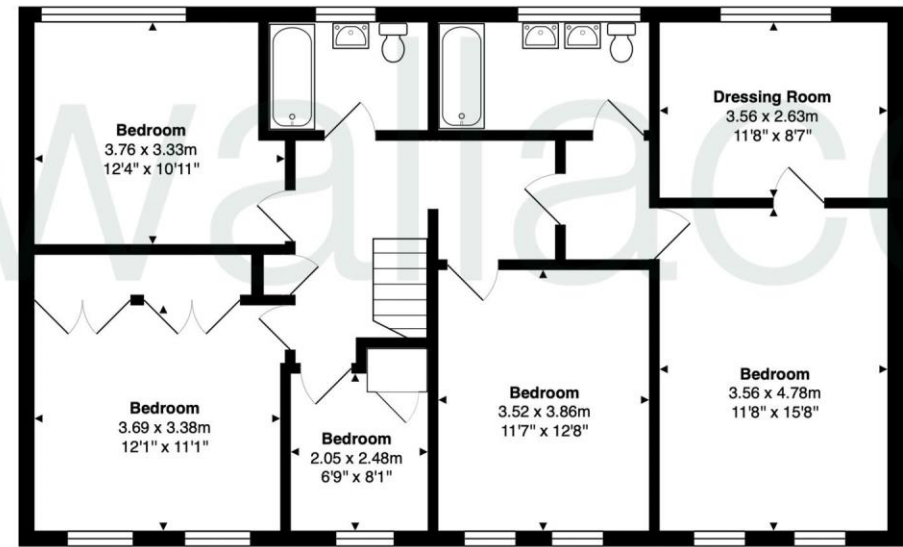




**Outbuilding**  
Area: 26.1 m<sup>2</sup> ... 281 ft<sup>2</sup>



**Ground Floor**  
Area: 108.8 m<sup>2</sup> ... 1172 ft<sup>2</sup>



**First Floor**  
Area: 97.6 m<sup>2</sup> ... 1051 ft<sup>2</sup>

Total Area: 232.6 m<sup>2</sup> ... 2504 ft<sup>2</sup>

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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### Opening Times

Mon	9am to 6.30pm
Tues	9am to 6.30pm
Wed	9am to 6.30pm
Thurs	9am to 6.30pm
Fri	9am to 6.30pm
Sat	9am to 5.00pm
Sun	Closed



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.