



Woolmans Close, Broxbourne EN10 6PR

welcome to

Woolmans Close, Broxbourne

William H Brown are pleased to bring to market this charming three bedroom family home situated in a popular residential location in Broxbourne. An early viewing is a must.

Accommodation Comprises Of: Entrance Hall

Radiator

Shower Room

Shower cubicle, wash hand basin, wc, double glazed window to front aspect, tiled floor.

Lounge/Dining room

24' 10" max x 12' 11" max (7.57m max x 3.94m max)

Double glazed window to front aspect, two radiators, patio doors.

Kitchen

13' 4" max x 8' 6" max into cupboard (4.06m max x 2.59m max into cupboard)

A range of wall and base units with complimenting worktops, integrated oven, hob, laminate floor, space for fridge freezer, plumbing for washing machine.

Landing

Storage cupboard, radiator, access to the loft.

Bedroom 1

15' max into wardrobe x 12' 2" max into alcove (4.57m max into wardrobe x 3.71m max into alcove)

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

Bedroom 2

12' 8" max into alcove x 12' 2" max into wardrobe (3.86m max into alcove x 3.71m max into wardrobe)

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

Bedroom 3

9' max into cupboard x 6' 10" max (2.74m max into cupboard x 2.08m max)

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

Bathroom

Tiled walls, tiled floor, wc, wash hand basin, chrome heated radiator, double glazed window to rear aspect.

Exterior Front Garden

To the front of the property is a driveway and garage.

Rear Garden

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





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- Three good sized bedrooms
- Garage and drive
- Downstairs shower room and family bathroom upstairs
- Large living room
- Large garden

Tenure: Freehold EPC Rating: D

Council Tax Band: D

£475,000



Total floor area 115.7 m² (1,245 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.focalagent.com

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Property Ref:
BRX108545 - 0003

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