



The Croft, Broxbourne EN10 6JY

welcome to

The Croft, Broxbourne

William H Brown are thrilled to bring to the market this most stunning extended three bedroom family home situated in a popular Wormley location. An early viewing is a must!



**Accommodation Comprises Of:
Entrance Hall**

Double glazed velux to front aspect, radiator.

Cloakroom

Wc, includes utility space for a washing machine and tumble dryer, splashback.

Lounge

10' 11" x 10' 3" (3.33m x 3.12m)

Double glazed window to front aspect, radiator, engineered wood flooring.

Kitchen/Diner

20' 7" x 15' 10" (6.27m x 4.83m)

Three velux windows, kickboard and uplights, a range of wall and base units with complimenting quartz worktops, pop up plug sockets, integrated dishwasher, integrated fridge freezer, blanco hot tap and cold-water filter, larder, bi-fold doors with integrated blinds, integrated coffee machine and warmer drawer, induction hob and extractor.

Landing

Access to the loft.

Bedroom 1

11' 10" x 10' 9" (3.61m x 3.28m)

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

Bedroom 2

10' x 9' 5" (3.05m x 2.87m)

Double glazed window to front aspect, radiator.

Bedroom 3

7' 1" x 6' 8" (2.16m x 2.03m)

Double glazed window to front aspect, radiator.

Bathroom

Double glazed window to rear aspect, underfloor heating, radiator, wc, wash hand basin, tiled flooring, p-shaped bath with shower mixer, tiled walls.

Exterior

Front Garden

To the front of the property are raised beds, low maintenance.

Rear Garden

To the rear of the property is a garage, outbuilding, driveway, decking, raised beds, lighting, power socket, outside tap.

Garden/Home Office

Fully insulated, double glazed, with electrics.

Garage

Fitted with electrics and lighting.

Parking

Parking available at the rear by the garage and also to the front of the property



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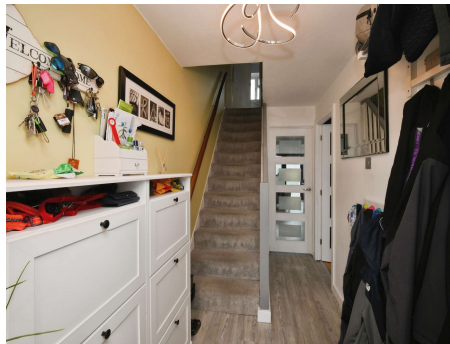
welcome to

The Croft, Broxbourne

- Stunning rear extension
- Garage and parking
- Three bedrooms
- WC and bathroom
- Popular location

Tenure: Freehold EPC Rating: C
Council Tax Band: D

£490,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
BRX109855 - 0004

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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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