



The Butts, Broxbourne EN10 6DG

welcome to

The Butts, Broxbourne

SOUGHT AFTER AREA * EXTENDED DETACHED FAMILY HOME * LARGE SOUTH FACING GARDEN * CHAIN FREE * DOUBLE GARAGE * TWO RECEPTION ROOMS * LARGE KITCHEN/DINER * UTILITY ROOM * 4 BEDROOMS *



**Accommodation Comprises Of:
Cloakroom**

Double glazed window to front aspect, wc, wash hand basin, radiator, tiled walls, vinyl flooring.

Lounge

21' 7" max x 15' 3" max (6.58m max x 4.65m max)
Double glazed bay window to front aspect, stairs to first floor, radiator.

Dining Room

20' 2" max x 12' 4" max (6.15m max x 3.76m max)
Radiator, double glazed french doors to rear garden.

Kitchen

20' 2" max x 13' max (6.15m max x 3.96m max)
Double glazed window to rear aspect, a range of wall and base units with complimenting worktops, storage cupboard, range oven, extractor fan, laminate flooring.

Utility Room

16' 6" x 6' 8" (5.03m x 2.03m)
Two double glazed windows to side aspect, double glazed window to rear aspect, sink unit, laminate flooring, double glazed door to rear aspect.

Landing

Airing cupboard.

Bedroom 1

12' 6" x 10' 3" (3.81m x 3.12m)
Double glazed window to front aspect, radiator.

Bedroom 2

12' 10" max x 7' 7" max (3.91m max x 2.31m max)
Double glazed window to rear aspect, fitted wardrobe, radiator.

Bedroom 3

11' 4" x 8' 4" (3.45m x 2.54m)
Double glazed window to front aspect, radiator.

Bedroom 4

10' 1" x 6' 11" (3.07m x 2.11m)

Double glazed window to rear aspect, radiator.

Bathroom

Double glazed window to rear aspect, wc, wash hand basin, paneled bath, radiator, tiled flooring, tiled walls.

**Exterior
Front Garden**

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

Rear Garden

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

Disclaimer:

Under the terms of the Estate Agency Act 1979 (section 21) please note that the vendor of this property is an Associate of an Employee of the Connells Group of companies



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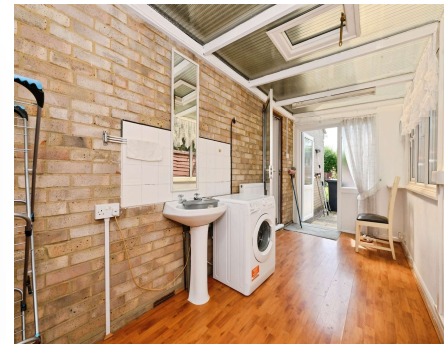
The Butts, Broxbourne

- Sought After Area
- Extended on Ground Floor
- Larger than average South Facing Garden
- Two Reception Rooms
- Large Kitchen/Diner & Utility Room

Tenure: Freehold EPC Rating: D

Council Tax Band: F

£690,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
BRX107218 - 0004

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