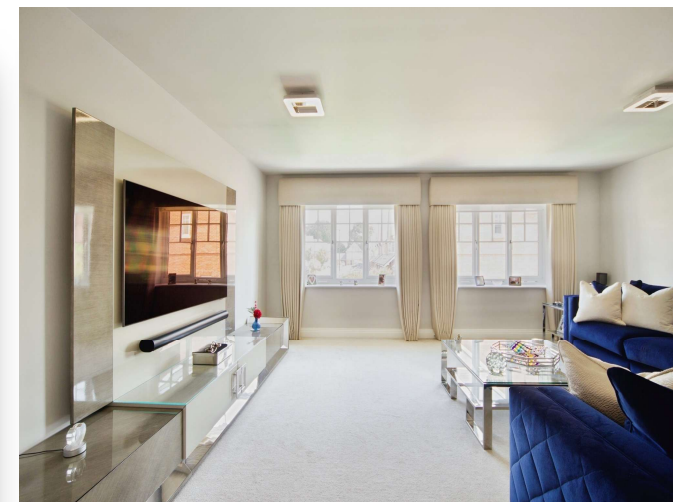




Anderson Close, Broxbourne EN10 7FN

welcome to

Anderson Close, Broxbourne

William H Brown are thrilled to bring to the market this simply stunning and thoughtfully designed four bedroom semi detached family home situated in the heart of Broxbourne. An internal viewing is a must!



Accommodation Comprises Of: Entrance Hall

Coat cupboard, laminate flooring, storage cupboard, underfloor heating.

Cloakroom

Double glazed window to side aspect, wc, wash hand basin, laminate flooring, underfloor heating.

Lounge

18' 3" x 16' 3" (5.56m x 4.95m)

Two double glazed windows to rear aspect, two radiators,

Kitchen/Dining Room

18' 1" x 15' 8" (5.51m x 4.78m)

Double glazed window to rear aspect, french doors to rear, island, double oven, induction hob, extractor fan, a range of wall and base units with complimenting quartz worktops, laminate flooring, integrated dishwasher, integrated fridge freezer, underfloor heating, hot tap, waste disposal and water softener.

Utility Room

9' 11" x 7' 7" (3.02m x 2.31m)

A range of wall and base units with complimenting worktops, plumbing for washing machine, sink unit, wine cooler, laminate flooring, underfloor heating.

Bedroom 1

18' x 14' 1" (5.49m x 4.29m)

Double glazed window to rear aspect, radiator, bespoke tv unit.

En-Suite

Walk in shower cubicle, tiled flooring, part tiled walls, wc, vanity unit, chrome heated radiator.

Bedroom 2

18' 2" x 16' 7" (5.54m x 5.05m)

Double glazed window to front aspect, radiator.

Bedroom 3

16' 1" x 10' 5" (4.90m x 3.17m)

Double glazed window to front aspect, radiator.

Bedroom 4

10' 6" x 8' 10" (3.20m x 2.69m)

Double glazed window to front aspect, radiator.

Bathroom

Chrome heated radiator, tiled walls, tiled flooring, paneled bath, underfloor heating, wc, wash hand basin.

Exterior

Front Garden

To the front of the property is a EV charger, driveway.

Rear Garden

To the rear of the property is a beautifully presented landscaped garden with artificial lawn and side access.



view this property online williamhbrown.co.uk/Property/BRX109705



welcome to

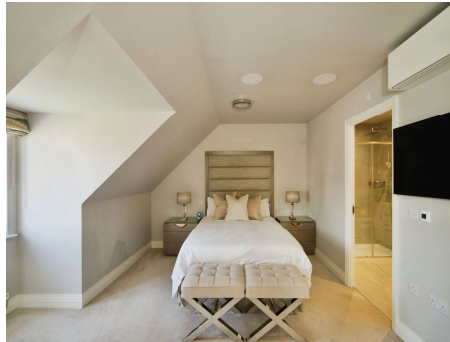
Anderson Close, Broxbourne

- Four bedrooms
- Semi detached
- Garage and driveway
- Stunning interior throughout
- Landscaped garden

Tenure: Freehold EPC Rating: B
Council Tax Band: G

offers in excess of

£780,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/BRX109705



Property Ref:
BRX109705 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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.



william h brown



01992 464174



Broxbourne@williamhbrown.co.uk



47 High Road, BROXBOURNE, Hertfordshire,
EN10 7HX



williamhbrown.co.uk