



Old Nazeing Road, Broxbourne EN10 6RU

welcome to

Old Nazeing Road, Broxbourne

Superb 5 bedroom 4 reception room detached family home with large garden within walking distance of Broxbourne train station and the lea Valley Park, extensively refurbished and offered CHAIN FREE



Accommodation Comprises Of: Entrance Hall

Tiled flooring, coat cupboard, radiator.

Lounge

16' 10" max x 16' 3" max (5.13m max x 4.95m max)
Double glazed window and double glazed bay window to front aspect, feature fireplace, two radiators

Dining Room

16' 8" x 11' 8" (5.08m x 3.56m)
Double glazed bay window to front aspect, laminate flooring, radiator.

Sitting Room

15' 4" max x 11' 2" max (4.67m max x 3.40m max)
Double glazed patio doors to rear, laminate flooring, radiator, open plan to:

Kitchen/Diner

29' 3" max x 23' 4" (8.92m max x 7.11m)

Kitchen Area

Double glazed window to rear aspect, tiled flooring, re-fitted with a modern range of fitted wall and base units with integrated appliances comprising of two ovens, fridge freezer, dishwasher, gas hob. Composite worktops,

Dining Area

Double glazed bay window to rear aspect, radiator, tiled flooring.

Utility Room

10' 8" max x 8' 6" (3.25m max x 2.59m)
Two skylights (one electrically operated), re-fitted wall and base units, space and plumbing for washing machine and tumble dryer.

Cloakroom

Low level flush wc with a built in wash hand basin.

Landing

Double glazed window to rear aspect, access to loft.

Bedroom 1

14' 6" max x 12' (4.42m max x 3.66m)

Two double glazed windows to front aspect, fitted wardrobes, radiator.

En-Suite

Tiled walls and flooring, re-fitted with a suite comprising shower enclosure, low level flush wc, vanity unit, chrome heated radiator, extractor fan.

Bedroom 2

14' 4" x 12' (4.37m x 3.66m)

Double glazed window to front aspect, radiator

Bedroom 3

12' 1" x 11' 2" (3.68m x 3.40m)

Double glazed window to rear aspect, radiator.

Bedroom 4

10' 7" x 8' 2" (3.23m x 2.49m)

Double glazed window to rear aspect, radiator, laminate flooring.

Bedroom 5

9' 6" max x 7' 2" (2.90m max x 2.18m)

Double glazed window to front aspect, radiator.

Family Bathroom

Double glazed window to rear aspect, tiled walls and flooring to compliment the suite comprising, corner Jacuzzi bath, wc, vanity unit, chrome heated radiator.

Exterior

Front Garden

To the front of the property there is a large driveway with parking for numerous vehicles accessed via electric gates.

Rear Garden

To the rear of the property there is a superb south facing garden extending to approximately 140ft in length, comprising patio area to the immediate rear of the property with a remainder mostly laid to lawn with a range of mature trees and plants.



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welcome to

Old Nazeing Road, Broxbourne

- CHAIN FREE
- Large detached family home
- Extensively refurbished
- 5 bedrooms, 4 reception rooms
- Kitchen and utility

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

£950,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
BRX109863 - 0006

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