



**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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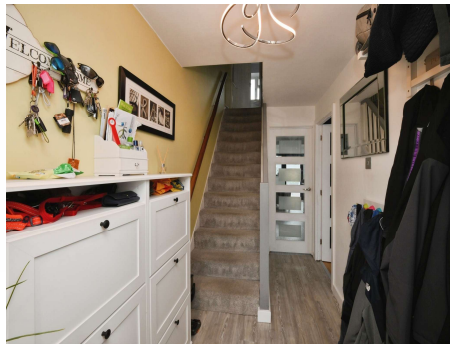
welcome to

## 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

**£475,000**



Please note the marker reflects the  
postcode not the actual property

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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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