



Woolmans Close, Broxbourne, EN10 6PR

• BEAUTIFULLY PRESENTED THROUGHOUT, WALKING DISTANCE OF THE STATION & EXTENDED • This stunning three bedroom house with superb kitchen and bathroom / w.c. also benefits from ground floor cloakroom, garage with potential to convert into living accommodation, generous off street parking, double glazed windows and gas central heating.

Key features

- Three bedrooms
- Walking distance of the station
- Superb kitchen and bathroom / w.c.
- Gas central heating and double glazed windows
- Extended
- Garage with potential to convert into living accommodation
- Ground floor cloakroom

Property Information

Tenure
Freehold

Council Tax
E

EPC Rating

Local Authority
Broxbourne Borough Council

Lease Length

Service Charge & Ground Rent
TBC



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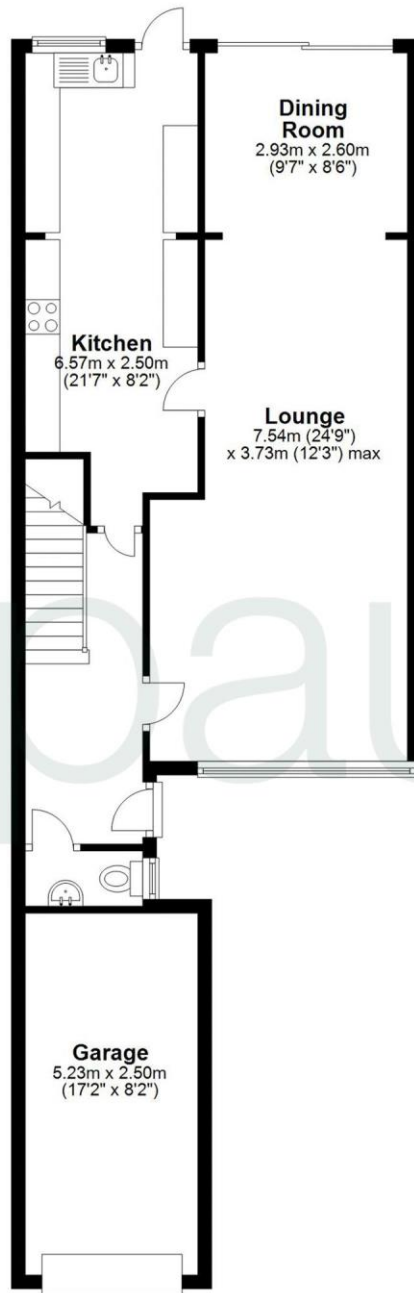
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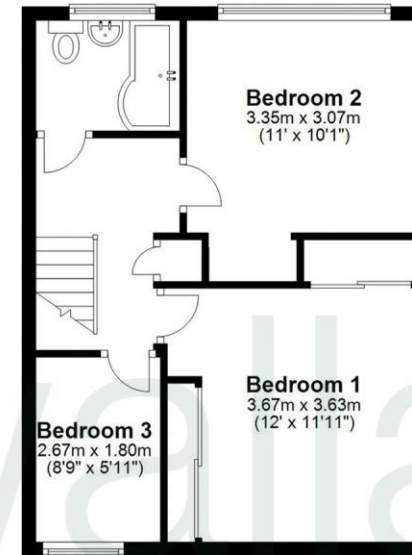
Ground Floor

Approx. 73.5 sq. metres (790.7 sq. feet)



First Floor

Approx. 41.5 sq. metres (446.7 sq. feet)



Total area: approx. 115.0 sq. metres (1237.4 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.





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Opening Times

Mon	9am to 6.30pm
Tues	9am to 6.30pm
Wed	9am to 6.30pm
Thurs	9am to 6.30pm
Fri	9am to 6.30pm
Sat	9am to 5.00pm
Sun	Closed



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon. Potential buyers are advised to recheck the measurements.