



Pulham Avenue, Broxbourne EN10 7TA

welcome to

Pulham Avenue, Broxbourne

William H Brown are delighted to bring to the market this substantial and extended four bedroom detached family home situated in a popular residential location in Broxbourne. An early viewing is a must!

Accommodation Comprises Of: Entrance Hall

Radiator, stairs to first floor.

Cloakroom

wc, wash hand basin, tiled floor, tiled walls.

Lounge

20' 4" x 11' 2" (6.20m x 3.40m)

Double glazed bay window to front aspect, radiator.

Dining Room

12' 4" x 10' 4" (3.76m x 3.15m)

Radiator, tiled floor.

Sitting Room

10' 10" x 9' 10" (3.30m x 3.00m)

Two double glazed windows to rear aspect, two double glazed windows to side aspect, radiator, double glazed door to rear aspect.

Kitchen

13' 5" x 8' (4.09m x 2.44m)

Double glazed window to rear aspect, a range of wall and base units with complimenting worktops, sink unit, induction hob, extractor fan, plumbing for dishwasher, integrated fridge freezer, tiled floor.

Utility Room

5' x 4' 8" (1.52m x 1.42m)

Double glazed door to rear aspect, a range of wall and base units with complimenting worktops, radiator, sink units, plumbing for washing machine and tumble dryer, tiled floor, tiled walls.

Landing

Double glazed window to side aspect, storage cupboard, radiator.

Bedroom 1

15' 5" x 10' 10" (4.70m x 3.30m)

Three double glazed windows to front aspect, fitted wardrobe, radiator.

En-Suite

Double glazed window to front aspect, radiator, wc, wash hand basin, shower cubicle, tiled floor, tiled walls.

Bedroom 2

13' 10" x 8' 6" (4.22m x 2.59m)

Double glazed window to rear aspect, radiator, storage cupboard.

En-Suite

Shower cubicle, wc, wash hand basin, tiled floor, tiled walls.

Bedroom 3

10' 7" x 8' 5" (3.23m x 2.57m)

Double glazed window to rear aspect, storage cupboard, radiator.

Bedroom 4

10' 6" x 7' (3.20m x 2.13m)

Double glazed window to rear aspect, radiator.

Bathroom

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

Exterior Front Garden

To the front of the property is a driveway, garage, lawn area, matured shrubs.

Rear Garden

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





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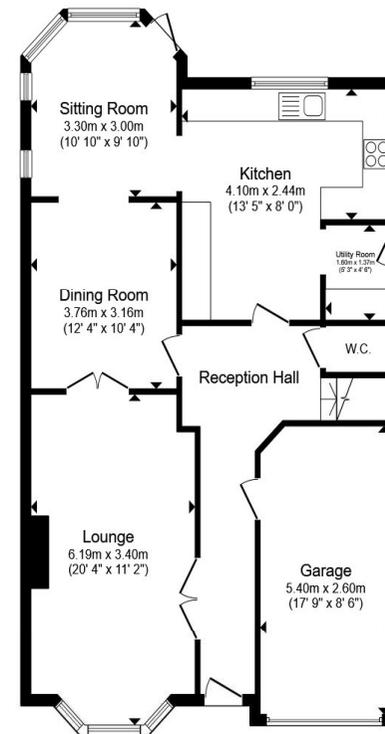
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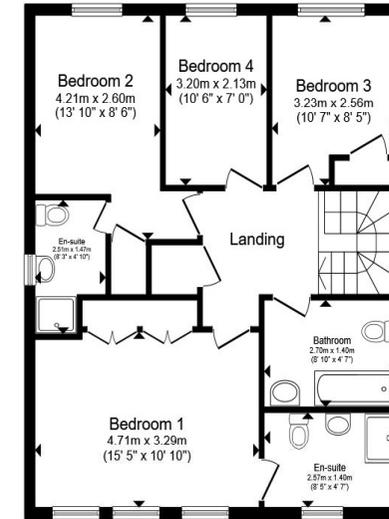
- Detached family home
- Four bedrooms
- Two en-suites
- Extended
- Garage and drive

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

£750,000



Ground Floor



First Floor

Total floor area 159.0 m² (1,711 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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Property Ref:
BRX109591 - 0002

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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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