



Woodbury Church Lane, Broxbourne EN10 7QF

welcome to

Woodbury Church Lane, Broxbourne

William H Brown are thrilled to be bringing to the market this beautiful and unique four bedroom detached family home situated in a stunning rural location. An internal viewing is a must!



**Accommodation Comprises Of:
Entrance Hall**

Tiled floor, radiator.

Cloakroom

Double glazed window to side aspect, wc, wash hand basin.

Study

8' 6" x 6' 5" (2.59m x 1.96m)
Parquet flooring, radiator.

Lounge

17' 4" x 12' 5" (5.28m x 3.78m)
Double glazed window to rear aspect, double glazed door to rear aspect, radiator.

Dining Room

12' 1" x 9' 10" (3.68m x 3.00m)
Parquet flooring

Snug

13' 4" x 8' 3" (4.06m x 2.51m)
Double glazed window to side aspect, double glazed window to rear aspect, wood flooring.

Kitchen

17' 4" x 9' 2" (5.28m x 2.79m)
A range of wall and base units with complimenting worktops, tiled floor.

Utility

9' x 7' 6" (2.74m x 2.29m)
A range of wall and base units with complimenting worktops, tiled floor.

Bedroom 1

12' 5" x 10' 9" (3.78m x 3.28m)
Double glazed window to rear aspect, fitted wardrobe, balcony access.

En-Suite

shower cubicle, wash hand basin, tiled walls.

Bedroom 2

12' 11" x 9' 11" (3.94m x 3.02m)
Double glazed window to rear aspect, balcony access, sink unit, fitted wardrobe.

Bedroom 3

10' 4" x 6' 11" (3.15m x 2.11m)
Double glazed window to rear aspect, balcony access, radiator, fitted wardrobe.

Bedroom 4

11' 9" x 9' 1" (3.58m x 2.77m)
Double glazed window to front aspect, radiator, fitted wardrobe.

Bathroom

Double glazed window to front aspect, vinyl flooring, paneled bath, tiled walls.

Exterior

Front Garden

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

Rear Garden

To the rear of the property is 3 sheds, patio to the side, outside storage units.



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Woodbury Church Lane, Broxbourne

- Chain free
- Four bedroom detached
- Fantastic potential for extending (subject to PP)
- Stunning countryside setting
- huge plot with paddock

Tenure: Freehold EPC Rating: D

Council Tax Band: G

£1,100,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
BRX108702 - 0005

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