



Sword Close
Broxbourne | EN10 7TE

AGENT HYBRID

£860,000

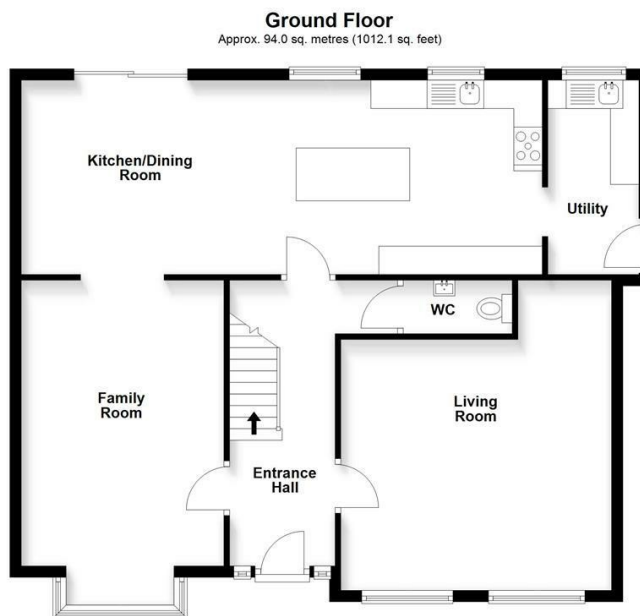


We proudly present a CHAIN FREE, immaculately presented, high-spec, four-bedroom detached home located in a sought-after private cul-de-sac in Broxbourne. Just 0.9 miles from Broxbourne Train Station and within the catchment area of several highly regarded schools, this property offers both convenience and exclusivity.

The accommodation briefly comprises an entrance hallway with doors leading to a re-fitted downstairs WC, a bay-fronted family room, and a newly created living room, converted from the existing double garage. This living space exudes contemporary charm with its media wall, panoramic fireplace, and inset ceiling speakers. Additionally, the property features a huge, open-plan kitchen/dining and utility area that stretches the full width of the house. Stairs rise to the first-floor landing, where doors open to four double bedrooms, a beautifully designed spa-like family bathroom, and an en-suite to the master bedroom. Externally, the property boasts a large, low-maintenance rear garden with a spacious patio seating area and artificial lawn. To the front, you will find a driveway accommodating at least three cars. Viewing is a must to fully appreciate this stunning home.

DIMENSIONS

- Entrance Hallway
- Downstairs WC
- Family Room 18'9 x 11'9
- Living Room 17'11 x 15'8
- Kitchen/Diner 30'1 x 11'3
- Utility Area 11'3 x 5'3
- Bedroom 1: 14'6 x 11'9
- En-Suite
- Bedroom 2: 11'2 x 9'2
- Bedroom 3: 11'4 x 10'10
- Bedroom 4: 11'1 x 7'5
- Family Bathroom



Total area: approx. 160.1 sq. metres (1722.8 sq. feet)

IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A details survey has not been carried out, not the service, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	82
(55-68) D		

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