



Mill Lane Close, Broxbourne, Hertfordshire, EN10 7BG

- IMPOSING DETACHED HOUSE
- TWO EN-SUITE BATHROOMS
- GAMES ROOM
- MODERN KITCHEN
- LOVELY MATURE GARDENS
- FOUR DOUBLE BEDROOMS
- LARGE LIVING ROOM
- DINING ROOM
- IMPRESSIVE LANDING
- OFFERED CHAIN FREE

Guide Price £1,300,000



Mill Lane Close, Broxbourne, Hertfordshire, EN10 7BG



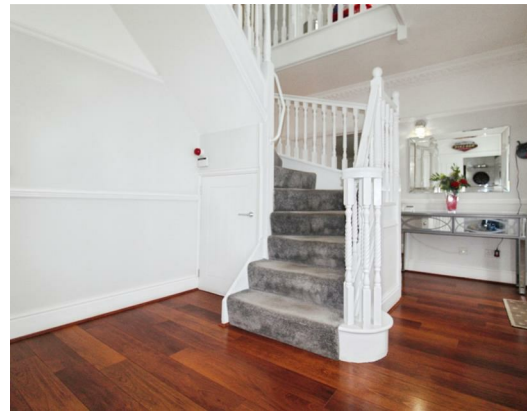
Situated in the tranquil setting of Mill Lane Close, Broxbourne, this impressive detached house offers a perfect blend of comfort and modern living. Built in 1990 the property boasts a spacious layout that is ideal for families and for those who enjoy entertaining.

Upon entering, you are greeted by an impressive Hall with turned staircase leading to the first floor and access to the large living Room. Games Room and Modern fitted Kitchen. The home also boasts a separate Study, Utility room and Cloakroom.

The house features four generously sized bedrooms, Two with En-Suite Bathrooms an additional family bathroom and an exceptional landing which is a real feature of the home. Each room is designed with comfort in mind, offering plenty of storage and space for personal touches.

The exterior of the home is equally appealing, with a well-maintained garden that offers a peaceful retreat for outdoor activities. Mainly laid to lawn with mature hedges, a large Driveway leading to a detached double garage. The location in Broxbourne is highly sought after, providing a friendly community atmosphere while still being conveniently close to Broxbourne Sports Club, local amenities and transport links.

This property is a wonderful opportunity for those seeking a spacious family home in a desirable area. With its modern features and thoughtful design, it is sure to meet the needs of contemporary living. Do not miss the chance to make this charming house your new home.

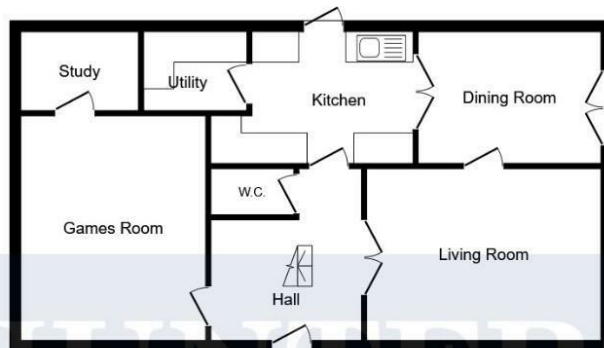


Mill Lane Close, Broxbourne, Hertfordshire, EN10 7BG

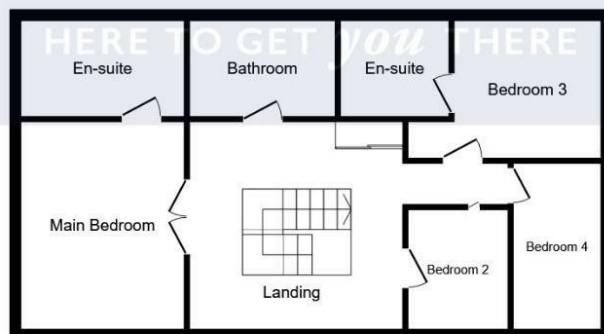


| | | | |
|--------------------------------|-----------------------------|---------------------------------|--------------------------------|
| ENTRANCE HALL 13'6" x 13'4" | UTILITY ROOM 7'8" x 7'8" | LANDING 18'3 x 13'5" | BATHROOM 9'8" x 9'5" |
| LIVING ROOM 21'6" x 12'2" | CLOAKROOM 6'8" x 3'5" | MASTER BEDROOM 17'7" x 13'8" | BEDROOM THREE 16'9" x 11'6" |
| DINING ROOM 16'3" x 11'6" | GAMES ROOM 19'8" x 13'8" | EN SUITE 13'6" x 7'9" | EN SUITE 11'5" x 7'10" |
| KITCHEN 17'3" x 14'7" | STUDY 7'9" x 7'9" | BEDROOM TWO 13'3 x 12'5" | BEDROOM FOUR 16'3" x 10'0" |

DETACHED GARAGE
GARDENS



Ground Floor



First Floor

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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

Viewings

Please contact stansteadabbotts@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.