

# Jonathan Hunt

ESTATE AGENCY

20 High Street Ware SG12 9BX

Tel: 01920 411090

8 High Street Buntingford SG9 9AG

Tel: 01763 272727

info@jonathan-hunt.co.uk

www.jonathanhunt.co.uk



**83 Woodstock Road, Broxbourne, EN10 7PD**

**£850,000**

JONATHAN HUNT are pleased to offer this spacious FOUR BEDROOM DETACHED family home being offered for sale with no onward chain. The property boasts FOUR RECEPTION ROOMS which provides a great opportunity to design your own open plan living space over looking mature South/westerly gardens. The property also benefits from a large DOUBLE GARAGE and driveway for several cars.

Buntingford Branch - Company No. 10303541 VAT No. 10303541

Ware Branch - Company No. 4759215 VAT No. 700174975



**83 Woodstock Road, Broxbourne, EN10 7PD**

**ENTRANCE HALL**

**INNER HALLWAY**



**CONSERVATORY 11'4" x 11'2" (3.46 x 3.42)**



**SHOWER ROOM**

**LIVING ROOM 25'0" x 12'1" (7.63 x 3.7)**



**KITCHEN 10'7" x 8'10" (3.25 x 2.7)**



**STUDY 10'8" x 8'10" (3.27 x 2.71)**



**DINING ROOM 15'5" x 9'8" (4.7 x 2.96)**



**UTILITY ROOM**

**WORKSHOP**



# 83 Woodstock Road, Broxbourne, EN10 7PD

## FIRST FLOOR



## BEDROOM THREE 12'4" x 10'7" (3.76 x 3.23)



## BEDROOM ONE 21'4" x 12'7" incl wards (6.52 x 3.85 incl wards)



## BEDROOM FOUR 8'10" x 8'2" (2.7 x 2.51)



## BEDROOM TWO 15'7" x 9'10" (4.76 x 3)



## SHOWER ROOM





**83 Woodstock Road, Broxbourne, EN10 7PD**

**DOUBLE GARAGE**



**EXTERIOR**



**REAR GARDEN**



**FRONT ASPECT**



**GARDENS**

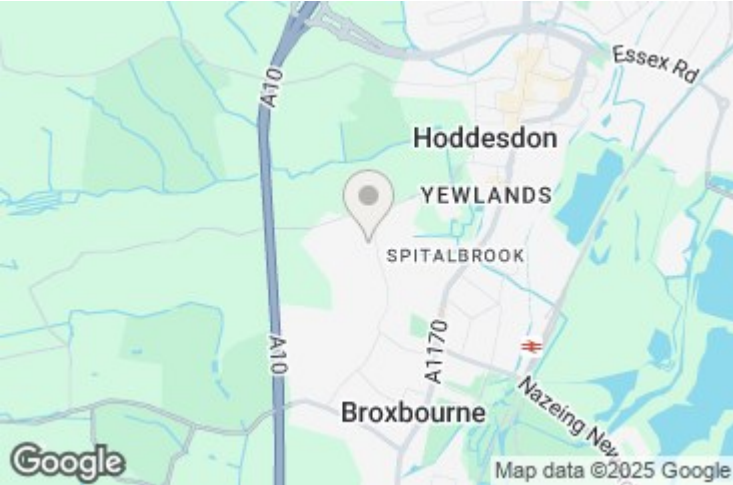


**DRIVEWAY FOR SEVERAL CARS**





83 Woodstock Road, Broxbourne, EN10 7PD



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		
	62	75
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
	62	75
England & Wales	EU Directive 2002/91/EC	

### Ground Floor

Approx. 150.6 sq. metres (1621.0 sq. feet)



### First Floor

Approx. 84.6 sq. metres (910.3 sq. feet)



Total area: approx. 235.2 sq. metres (2531.3 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser.  
Plan produced using PlanUp.