



6 Hollyfields, Broxbourne, EN10 6LR

£530,000



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Lanes are pleased to present this rarely available EXTENDED THREE BEDROOM DETACHED HOUSE. Offering easy access to BROOKFIELD RETAIL PARK and the A10 road network this property has many benefits to include OFF STREET PARKING FOR MULTIPLE VEHICLES, ground floor W.C, TWO RECEPTION ROOMS, separate utility room, EXTENDED FIRST FLOOR BATHROOM and more. This property has the added incentive of being sold with NO ONWARD CHAIN. Call now to arrange your viewing.



### **Inner Hallway**

Two frosted double glazed windows to front aspect, laminate wood flooring, radiator, stairs leading to first floor landing, doors leading to W.C, reception one and reception two.

### **W.C.**

Dual aspect frosted double glazed windows, vanity sink with pillar taps, low flush W.C and radiator.

### **Lounge**

18'4" x 11'3" (5.59m x 3.43m)

Dual aspect double glazed windows, double glazed french doors leading to rear garden, two radiators, feature electric fireplace with wooden surround.

### **Dining Room**

13'3" x 8'9" (4.04m x 2.67m)

Double glazed window to front aspect, laminate wood flooring, radiator, under stair storage cupboard and door leading to kitchen.

### **Kitchen**

12'6" x 12'2" (3.81m x 3.71m)

Double glazed window to rear aspect, eye and base level units with roll top worksurfaces, space for fridge/freezer, integrated dishwasher, fitted oven, gas hob and extractor hood, spotlights, radiator, part tiled walls, tiled floor and door leading to utility room.

### **Utility Room**

6'4" x 6'2" (1.93m x 1.88m)

Double glazed window to rear aspect, double glazed door leading to rear garden, tiled floor, space for washing machine and tumble dryer, door leading to garage.

### **First Floor Landing**

Double glazed window to rear aspect, radiator, loft access and doors leading to all rooms.

### **Bedroom One**

11'4" x 9'6" (3.45m x 2.90m)

Double glazed window to front aspect, ceiling fan, radiator and fitted wardrobes.

### **Bedroom Two**

11'4" x 9'6" (3.45m x 2.90m)

Two double glazed windows to front aspect, radiator, fitted wardrobes and airing cupboard.

### **Bedroom Three**

8'2" x 6'0" (2.49m x 1.83m)

Double glazed window to rear aspect, radiator and fitted wardrobe.

### **Bathroom**

13'2" x 8'2" narrowing to 5'9" (4.01m x 2.49m narrowing to 1.75m)

Frosted double glazed window to rear aspect, five piece suite comprising of corner bath with mixer tap and shower attachment, shower cubicle, bidet, low flush W.C, pedestal wash hand basin with mixer tap, radiator, heated towel rail, tiled walls and floor.

### **Exterior - Front**

Pattern brick paved driveway, gate leading to rear garden, up and over door leading to garage, flower bed to side.

### **Garage**

16'8" x 8'1" (5.08m x 2.46m)

Up and over door with power and lighting.

### **Exterior - Rear**

Artificial lawn area, paved area, flower beds with various plants and shrubs, timber shed and gate leading to front garden.

### **Reference**

CH6116/AX/AX/AX/090421







Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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