

**16 Woolmans Close**  
**Broxbourne, EN10 6PR**  
**Guide price £499,995**





## 16 Woolmans Close Broxbourne, EN10 6PR

Set behind a paved driveway providing off-street parking, the property opens into a bright and spacious entrance hall, giving access to the cloakroom/WC, while the kitchen offers a comprehensive range of wall and base units, space for appliances, and both a window and door opening onto the rear garden.

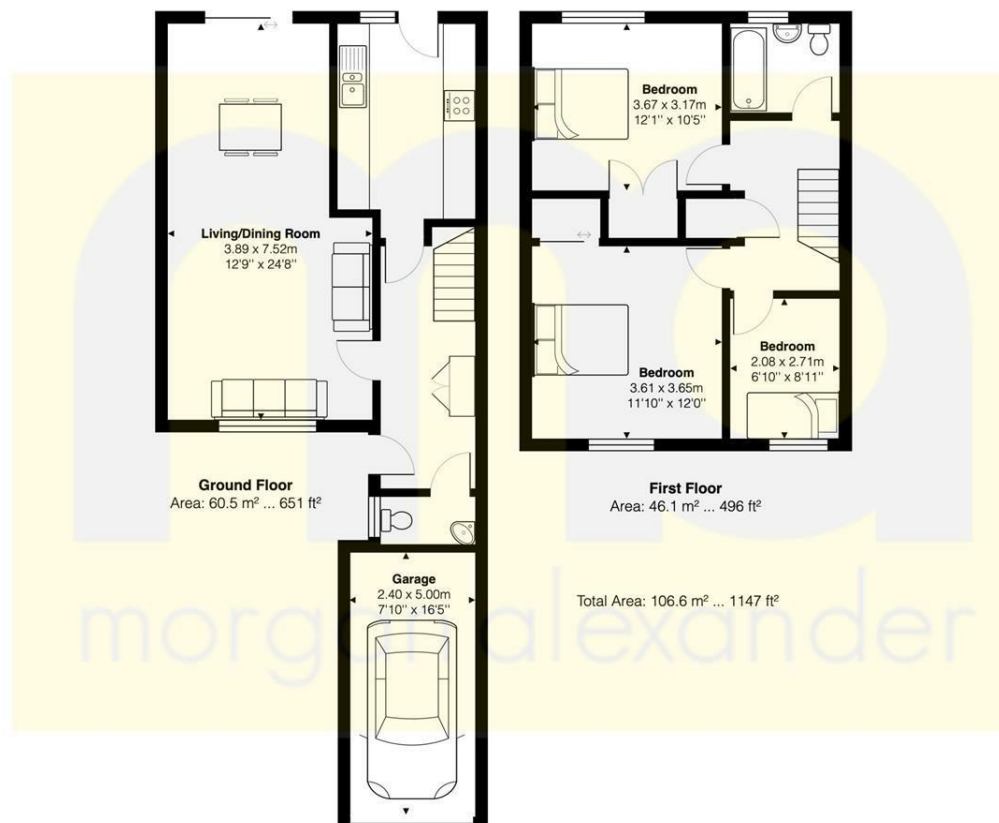
The heart of the home is a generous lounge/dining room to the rear, enjoying plenty of natural light through sliding patio doors, making this a fantastic entertaining and family space that flows beautifully out to the garden.

Upstairs, the main bedroom benefits from built-in wardrobes, while two further bedrooms provide excellent accommodation for a growing family or those working from home. The family bathroom completes the first floor. Externally, the rear garden is a real highlight – a great size and mainly laid to lawn with a terrace area ideal for al-fresco dining, plus a rear gate for easy access. The property also includes a garage which, subject to the necessary permissions, offers exciting potential for conversion into additional living space or a home office.

Further benefits include gas central heating and double glazing throughout.

With its fantastic location, and scope for future development, Woolmans Close represents an outstanding opportunity to acquire a well-balanced family home in one of Broxbourne's most desirable residential spots.





FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE  
Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.  
Property marketing provided by [www.matthewkyle.co.uk](http://www.matthewkyle.co.uk)

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	
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			
England & Wales		EU Directive 2002/91/EC	

#### PROPERTY MISDESCRIPTIONS ACT 1991

The agent has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for their purpose or within ownership of the seller, therefore the buyer must assume the information given is incorrect. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. The measurements supplied are for general guidance and as such must not be relied on as fact. Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property. The sales particulars may change in the course of time, and any interested party is advised to make a final inspection of the property prior to exchange of contracts.

[morgan-alexander.co.uk](http://morgan-alexander.co.uk)



40 Castle Street, Hertford, Herts, SG14 1HH  
Tel: 01992 248028  
[westley@morgan-alexander.co.uk](mailto:westley@morgan-alexander.co.uk)