

16 Woolmans Close
Broxbourne, EN10 6PR
Offers in excess of £475,000





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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.

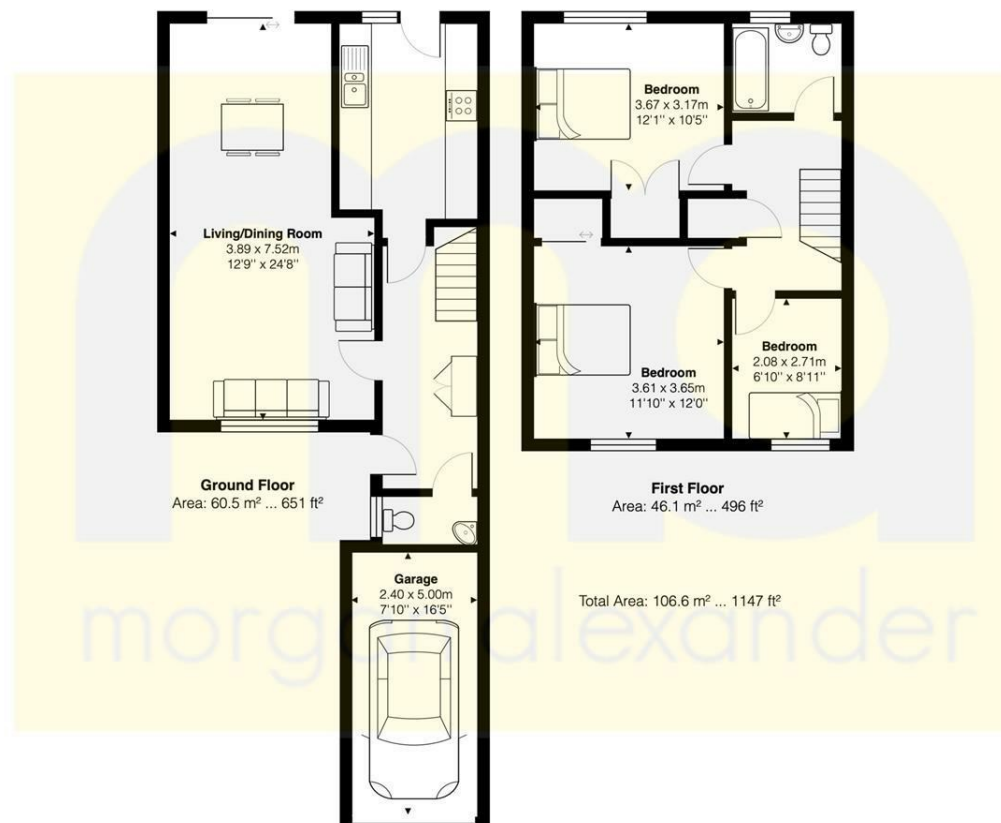
The heart of the home is a generous lounge/dining room to the rear, enjoying plenty of natural light through sliding patio doors, making this a fantastic entertaining and family space that flows beautifully out to the garden.

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.





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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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

PROPERTY MISDESCRIPTIONS ACT 1991

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