



Cozens Lane West, Broxbourne, Herts


Reynolds Salter
Estate Agents



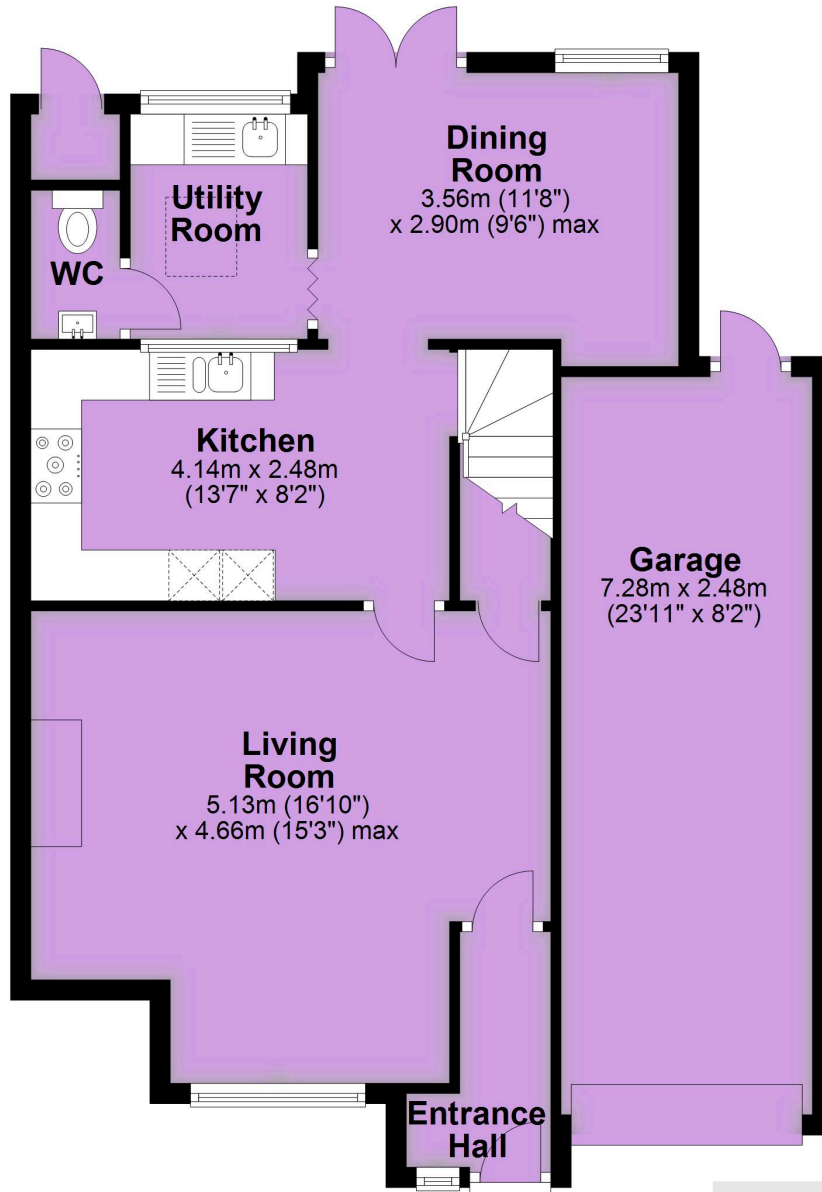


A Delightful Four Bedroom Extended Semi Detached Cottage, ideally located on the south side of Broxbourne, overlooking the New River, and just a short walk from The Broxbourne School and Broxbourne Railway Station. This charming home provides spacious, versatile accommodation coupled with immense character and charm. The accommodation includes a cozy living room with log burner, a refitted kitchen, breakfast/dining room, utility room, four good sized bedrooms, a refitted family bath/shower room and a ground floor cloakroom. The rear garden is a beautiful well presented cottage style garden, being mainly laid to lawn, surrounded by various mature trees, bushes plants and shrubs, along with a timber decking/bbq and seating area. The front exterior provides off road parking and leads onto an attached 24' garage. Cozens Lane West is conveniently located for all local amenities to include Broxbourne Schools, Shops and Broxbourne Railway Station with its fast and frequent service into London Liverpool Street.

- **Semi Detached Cottage**
- **Four Bedrooms**
- **Overlooking New River**
- **Refitted Kitchen and Bathroom**
- **Beautiful Cottage Garden**
- **Garage and Parking**

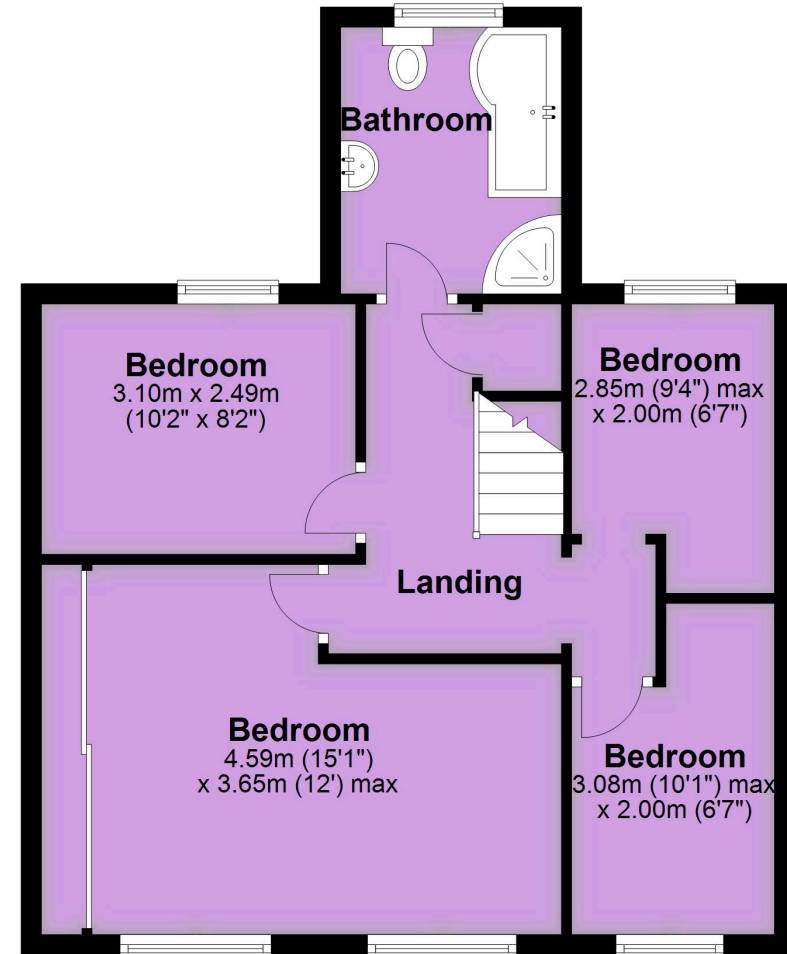
Ground Floor

Approx. 77.4 sq. metres (832.7 sq. feet)



First Floor

Approx. 50.8 sq. metres (546.8 sq. feet)



Total area: approx. 128.2 sq. metres (1379.5 sq. feet)

Important notice

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Reynolds Salter in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Reynolds Salter nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice.