



Macers Lane, Broxbourne EN10 6EQ

welcome to

Macers Lane, Broxbourne

William H Brown are delighted to bring to the market this charming CHAIN FREE two/three bedroom end of terrace cottage situated in a popular residential location. An early viewing is a must!



Accommodation Comprising Of Living/dining Room

23' 10" x 12' 5" (7.26m x 3.78m)

Double glazed window to front aspect, double glazed window to rear aspect, three radiators, stairs to first floor, wood flooring to the dining area, fireplace, fitted cupboard

Kitchen

9' 4" x 7' 3" (2.84m x 2.21m)

Double glazed window to side aspect, wall and base units, sink unit, door to rear garden, plumbing for washing machine, space for cooker, part tiled walls, vinyl floor, space for fridge freezer

Bathroom

Double glazed window to rear aspect, paneled bath, sink, radiator, part tiled walls, vinyl floor

Wc

Double glazed window to side aspect, wc, radiator, vinyl floor

Landing

Loft access

Bedroom 1

12' 5" x 9' 10" (3.78m x 3.00m)

Double glazed window to rear aspect, cupboard, radiator

Bedroom 2

9' 4" x 7' 5" (2.84m x 2.26m)

Double glazed window to rear aspect

Bedroom 3 / Dressing Room

12' 6" x 10' 4" (3.81m x 3.15m)

Double glazed window to front aspect, radiator

Exterior

To the front there is a paved garden and the rear garden is also paved, with rear access and a garage with rear parking.



view this property online williamhbrown.co.uk/Property/BRX107971



welcome to

Macers Lane, Broxbourne

- Two / Three bedrooms
- End of terrace
- Chain free
- Garage & parking
- Period cottage

Tenure: Freehold EPC Rating: D

£323,000



view this property online williamhbrown.co.uk/Property/BRX107971

Please note the marker reflects the postcode not the actual property



Property Ref:
BRX107971 - 0007

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01992 464174



Broxbourne@williamhbrown.co.uk



47 High Road, BROXBOURNE, Hertfordshire,
EN10 7HX



williamhbrown.co.uk