









## welcome to

# **Bell Lane, Broxbourne**

William H Brown have great pleasure in bringing to the market this sought after three bedroom semi detached family home situated in the heart of Broxbourne.

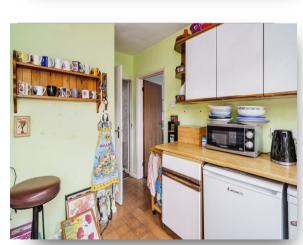












# **Accommodation Comprises: Entrance Hall**

Radiator

#### Cloakroom

Double glazed window to front aspect, laminate floor, low level flush wc, sink, cupboard, radiator

#### Lounge

23' 4" x 10' 5" ( 7.11m x 3.17m )

Double glazed window to front aspect, radiator, gas fire, radiator, patio doors to rear garden

#### Kitchen

10' 8" x 8' 10" ( 3.25m x 2.69m )

Door to rear aspect, window to rear aspect, a range of wall and base units with complimenting worktops, space for cooker, plumbing for washing machine, space for fridgefreezer

#### Landing

Double glazed window to side aspect, loft access, cupboard

#### **Bedroom One**

 $12' 4" \times 10' 5" (3.76m \times 3.17m)$ Double glazed window to front, radiator

#### **Bedroom Two**

10' 8" x 10' 5" ( 3.25m x 3.17m ) Radiator, double glazed window to rear aspect

#### **Bedroom Three**

8' 11" x 8' 1" ( 2.72m x 2.46m ) Double glazed window to rear aspect, radiator

#### **Bathroom**

part tiled walls, low level flush wc, sink, paneled bath

### **Exterior**

To the front of the property is a driveway affording off street parking for several vehicles, lawn and garage.

To the rear of the property is a garden with lawn and

patio area, side access and access to garage.

#### Agent Note -

Currently the vendors details do not match the registered title at land registry. Please ask branch for more details.





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## **Bell Lane, Broxbourne**

- Three Bedrooms
- Semi Detached
- Central Broxbourne Location
- through lounge
- Driveway & Garage

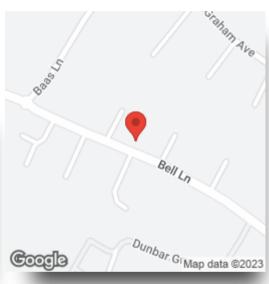
Tenure: Freehold EPC Rating: F

# £563,500









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/BRX108016



Property Ref: BRX108016 - 0009 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.





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