



Rowan Drive, Broxbourne EN10 6HG

welcome to

Rowan Drive, Broxbourne

WILLIAM H BROWN are pleased to bring to market this lovely chain free second floor two bedroom apartment situated in a popular residential location. An early internal viewing is highly recommended.



Accommodation Comprises:

Entrance Hall

Loft access, laminate floor, radiator, cupboard

Walk In Storage Cupboard

7' 7" x 5' 3" (2.31m x 1.60m)

housing electrics, potential to convert

Lounge

16' 1" x 10' 9" (4.90m x 3.28m)

Double glazed window to rear aspect, laminate floor, radiator

Kitchen

7' 10" x 10' 9" (2.39m x 3.28m)

Double glazed window to front aspect, a range of wall and base units with complimenting granite worktops, space for cooker, stainless steel sink, laminate floor

Bedroom One

12' 6" x 8' 7" (3.81m x 2.62m)

Double glazed window to front aspect, laminate floor, radiator

Bedroom Two

12' 5" x 6' 7" (3.78m x 2.01m)

Double glazed window to front aspect, laminate floor

Bathroom

Double glazed window to front aspect, sink unit, low level flush wc, Chrome heated towel radiator, paneled bath, tiled floor and part tiled walls



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Rowan Drive, Broxbourne

- Chain free
- Two bedrooms
- Modern interior
- Long lease
- Spacious lounge

Tenure: Leasehold EPC Rating: C

offers in the region of

£270,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/BRX107863](https://www.williamhbrown.co.uk/Property/BRX107863)

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Dec 1996. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:
BRX107863 - 0004

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](https://www.williamhbrown.co.uk)