



Silverfield, Broxbourne EN10 6NN

welcome to

Silverfield, Broxbourne

William H Brown are delighted to offer for sale, this beautifully presented one bedroom ground floor apartment situated in an idyllic central Broxbourne location within walking distance to Broxbourne station and a number of highly regarded schools. An early viewing is a must!



**Accommodation Comprising Of:
Entrance Hall**

Laminated flooring, cupboard, radiator.

Lounge

18' 8" x 9' 8" (5.69m x 2.95m)

Double glazed window to rear aspect, radiator, laminated flooring.

Kitchen

8' 2" x 7' 2" (2.49m x 2.18m)

Double glazed window to rear aspect, wall and base units with complimenting worktops, sink, integrated oven, integrated hob and extractor fan, plumbing for washing machine, part tiled walls, space for fridge freezer.

Bedroom 1

Double glazed window to side aspect, laminated flooring, radiator, built in wardrobe.

Bathroom

WC, paneled bath, wash hand basin, vinyl floor.

Exterior

There is communal parking available



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- One double bedroom
- Ground floor
- Close to Broxbourne station and Broxbourne school
- Ample communal parking
- Good condition throughout

Tenure: Leasehold EPC Rating: C

£220,000



Please note the marker reflects the postcode not the actual property

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This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



Property Ref:
BRX108203 - 0005

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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