



**Park Lane, Broxbourne EN10 7PH**

**welcome to**

**Park Lane, Broxbourne**

William H Brown are delighted to bring to the market this rarely available four bedroom detached family home situated on one of Broxbourne's most premier roads. An early viewing is a must!



**Accommodation Comprising Of:  
Entrance Hall**

Tiled flooring, radiator, cupboard storage.

**Cloakroom**

Double glazed window to side aspect, radiator, tiled walls and flooring, WC, wash hand basin.

**Lounge**

20' 9" x 19' 7" ( 6.32m x 5.97m )

Double glazed window to front aspect, double glazed window to rear aspect, two radiators, french doors, fireplace.

**Shower Room**

Laminated flooring, shower cubicle, tiled walls, wash hand basin, radiator.

**Kitchen**

13' x 10' 10" ( 3.96m x 3.30m )

Double glazed window to rear aspect, a range of wall and base units with complimenting worktops, integrated oven, gas hob and extractor fan, tiled flooring and walls, space for fridge freezer, integrated dishwasher.

**Landing**

Double glazed window to front aspect, radiator.

**Bedroom 1**

13' 2" x 12' 8" ( 4.01m x 3.86m )

Double glazed window to rear aspect, radiator, fitted wardrobe

**Bedroom 2**

13' 2" x 9' 5" ( 4.01m x 2.87m )

Double glazed window to rear aspect, radiator, fitted wardrobe.

**Bedroom 3**

11' 11" x 9' 4" ( 3.63m x 2.84m )

Double glazed window to rear aspect, radiator, cupboard storage.

**Bedroom 4**

13' 1" x 6' ( 3.99m x 1.83m )

Double glazed window to front aspect, radiator, fitted wardrobe.

**Bathroom**

Double glazed window to side aspect, loft access, paneled bath, radiator, wash hand basin, WC, tiled flooring and walls.

**Exterior**

**Front Garden**

To the front of the property, is a driveway providing offstreet parking.

**Rear Garden**

To the rear of the property, is a patio and lawn area, brick built shed, side access to the rear of the property.



**view this property online** [williamhbrown.co.uk/Property/BRX108220](http://williamhbrown.co.uk/Property/BRX108220)



welcome to

## Park Lane, Broxbourne

- Detached
- Four bedrooms
- Stunning garden
- Sought after Broxbourne location
- Family bathroom, shower room and downstairs wc

Tenure: Freehold EPC Rating: C

**£925,000**



**view this property online** [williamhbrown.co.uk/Property/BRX108220](https://www.williamhbrown.co.uk/Property/BRX108220)

Please note the marker reflects the  
postcode not the actual property



Property Ref:  
BRX108220 - 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.



william h brown



**01992 464174**



[Broxbourne@williamhbrown.co.uk](mailto:Broxbourne@williamhbrown.co.uk)



47 High Road, BROXBOURNE, Hertfordshire,  
EN10 7HX



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