



**Laurel Cottage Macers Lane, Broxbourne EN10 6EH**

**welcome to**

**Laurel Cottage Macers Lane, Broxbourne**

William H Brown are thrilled to bring to the market this charming, chain free, two bedroom detached family cottage to the market. An early viewing is a must!



## Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of £300 inc VAT towards the preparation cost of the pack.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

## Accommodation Comprising Of: Entrance Hall

Laminate floor, radiator.

## Cloakroom

Double glazed window to side aspect, tiled walls, tiled floor, WC, wash hand basin.

## Lounge

13' 8" x 12' 4" ( 4.17m x 3.76m )

Double glazed window to front aspect, laminate

floor, radiator, fireplace.

## Dining Room

13' 3" x 10' ( 4.04m x 3.05m )

Two double glazed windows to rear aspect, laminate floor, radiator.

## Study

6' 5" x 6' 4" ( 1.96m x 1.93m )

Two double glazed windows to rear aspect, french doors to conservatory.

## Kitchen

11' 9" x 7' 11" ( 3.58m x 2.41m )

Double glazed window to side aspect, double glazed door to rear aspect, wall and base units with complimenting worktops, integrated oven and fridge freezer, tiled flooring, part tiled walls, radiator, plumbing for washing machine.

## Conservatory

9' 4" x 6' 3" ( 2.84m x 1.91m )

Double glazed door to rear aspect, laminate floor, radiator.

## Landing

Double glazed window to side aspect, access to the loft.

## Bedroom 1

12' 1" x 10' 4" ( 3.68m x 3.15m )

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

## Bedroom 2

16' 1" x 9' 10" ( 4.90m x 3.00m )

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

## Bathroom

Double glazed window to front aspect, cupboard storage, WC, wash hand basin, tiled walls and flooring, tile enclosed bath, chrome heated radiator.

## Exterior

## Rear Garden

To the rear of the property is a patio area, lawn area and a summer house. There is also side access



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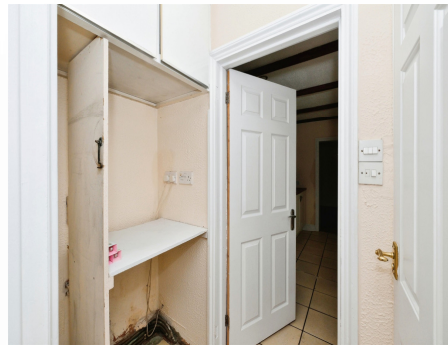
## Laurel Cottage Macers Lane, Broxbourne

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Detached family home
- Driveway

Tenure: Freehold EPC Rating: E

guide price

**£350,000**



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Please note the marker reflects the postcode not the actual property



Property Ref:  
BRX107095 - 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.



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