









# welcome to

# Ramsay Close, Broxbourne

William H Brown are delighted to bring to the market this stunning, extended four bedroom family home situated in the heart of Broxbourne.













# **Accommodation Comprising Of Entrance Hall**

Understairs cupboard, cupboard, laminate flooring

## **Living Room**

13' 8" x 12' 1" ( 4.17m x 3.68m ) Window to front, wood flooring, radiator

## Kitchen/dining Area

21' 10" x 18' (6.65m x 5.49m)

Bi fold doors to rear garden, wall and base units, window to rear, sink unit, integrated fridge freezer, double oven, dishwasher and washing machine. There is an island with a gas hob and 2 velux windows to rear

#### Wc

WC, sink unit, laminate flooring

## Landing

Window to side

#### **Bedroom 1**

19' 1" x 16' 11" (5.82m x 5.16m) Window to rear, velux to rear, cupboards, radiator

#### **En-Suite**

walk in shower, wc, sink unit, chrome heated radiator

#### **Bedroom 2**

11' 6" x 10' 3" ( 3.51m x 3.12m ) Window to rear, radiator, cupboard

#### **Bedroom 3**

13' 10" x 10' 10" ( 4.22m x 3.30m ) Window to front, cupboard, radiator

#### **Bedroom 4**

9' 3" x 7' 3" (  $2.82m \times 2.21m$  ) Window to front, cupboard, radiator

### **Bathroom**

Two windows to rear, bath with wall mounted shower, wc, sink unit, tiled floor and tiled walls, chrome heated towel radiator

#### Exterior

To the rear is a lovely well maintained garden and to the front is a driveway affording offstreet parking





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# Ramsay Close, Broxbourne

- Four bedrooms
- Semi-Detached
- Three Bathrooms
- Large Driveway
- Central Broxbourne Location

Tenure: Freehold EPC Rating: E

offers over

£700,000









Please note the marker reflects the postcode not the actual property

# view this property online williamhbrown.co.uk/Property/BRX108347



Property Ref: BRX108347 - 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.





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