



Grosvenor Road, Broxbourne EN10 7JG

welcome to

Grosvenor Road, Broxbourne

William H Brown have great pleasure in bringing to the market this lovely, chain free, three bedroom semi detached family home situated on one of Broxbournes most premium roads. An early viewing is a must!



**Accommodation Comprises Of:
Entrance Hall**

Radiator, storage cupboard.

Cloakroom

Double glazed window to side aspect, tiled floor, wc.

Lounge

15' 4" x 12' 1" (4.67m x 3.68m)

Double glazed window to front aspect, radiator.

Dining Room

15' 3" x 11' 7" (4.65m x 3.53m)

Double glazed french doors to rear garden, two radiators.

Kitchen

12' 8" x 7' 9" (3.86m x 2.36m)

Double glazed window to rear aspect, a range of wall and base units with complimenting worktops, radiator, pantry, space for cooker, tiled floor, part tiled walls, plumbing for washing machine. There is also a door giving access to the side of the house.

Landing

Two double glazed windows to side aspect, access to the loft.

Bedroom 1

11' 11" x 11' 11" (3.63m x 3.63m)

Double glazed window to rear aspect, wooden floor boards, fireplace, radiator.

Bedroom 2

15' 10" x 11' 3" (4.83m x 3.43m)

Double glazed window to front aspect, radiator, built in wardrobe.

Bedroom 3

8' 3" x 7' 6" (2.51m x 2.29m)

Double glazed window to front aspect, radiator.

Wc Upstairs

Double glazed window to side aspect, tiled floor, wc.

Bathroom

Double glazed window to rear aspect, radiator, wash hand basin, tiled floor, part tiled walls, shower cubicle, stand alone bath.

**Exterior
Front Garden**

To the front of the property is a lawn area with a path.

Rear Garden

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



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welcome to

Grosvenor Road, Broxbourne

- Three bedrooms
- Semi detached
- Double garage
- Chain free
- Close to Broxbourne train station and highly regarded schools

Tenure: Freehold EPC Rating: E

offers in excess of

£550,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
BRX108380 - 0007

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