



**Deacons House High Road, Broxbourne EN10 7HX**



**welcome to**

**Deacons House High Road, Broxbourne**

William H Brown are delighted to offer for sale, this stunning two bedroom second floor luxury apartment. The property is presented in fantastic condition and offers high specification and spacious living accommodation throughout. An early viewing is highly recommended to avoid missing out!



## **The Accommodation Comprises:**

### **Entrance Hall**

Wall mounted video entryphone system, wood flooring, under floor heating and storage cupboard with plumbing for a washing machine

### **Open Plan Lounge/kitchen/diner**

23' 7" x 15' 4" ( 7.19m x 4.67m )

Double glazed triple aspect windows to side aspect, underfloor heating, wood flooring. Kitchen area fitted with a range of modern base and wall units with integrated electric oven, halogen hob and extractor hood, integrated fridge/freezer and dishwasher, quartz worktops incorporating single drainer stainless steel sink unit with mixer tap.

### **Bedroom 1**

16' 11" x 9' 9" ( 5.16m x 2.97m )

Two double glazed windows to side aspect, built in double wardrobes, wood flooring, under floor heating

### **En-Suite**

Modern suite comprising double walk-in shower cubicle, floating low level wc, vanity wash hand basin with mixer tap and cupboard below, heated towel rail, tiled walls, tiled flooring, under floor heating.

### **Bedroom 2**

17' 3" x 7' 8" ( 5.26m x 2.34m )

Two double glazed windows to side aspect, built in wardrobe, wood flooring, under floor heating

### **Bathroom**

Modern suite comprising tile enclosed bath with mixer tap and shower attachment, low level wc, vanity wash hand basin with cupboard below, tiled walls, tiled flooring, under floor heating, heated towel rail

### **Exterior**

Allocated parking and storage unit



***view this property online*** [williamhbrown.co.uk/Property/BRX108378](http://williamhbrown.co.uk/Property/BRX108378)



welcome to

## Deacons House High Road, Broxbourne

- Two bedroom apartment
- Underfloor heating
- Stunning condition & specification
- walking distance to broxbourne station
- over 100 years remaining on the lease

Tenure: Leasehold EPC Rating: C

# £325,000



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/BRX108378](http://williamhbrown.co.uk/Property/BRX108378)

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:  
BRX108378 - 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](http://williamhbrown.co.uk)