



Stafford House Churchfields, Broxbourne EN10 7JX

welcome to

Stafford House Churchfields, Broxbourne

William H Brown are delighted to bring to market this rarely available, chain free, one double bedroom ground floor apartment situated on one of Broxbournes premier roads. An early viewing is a must!



**Accommodation Comprising Of:
Entrance Hall**

Storage cupboard, phone entry system.

Lounge

16' 5" x 9' 8" (5.00m x 2.95m)

Two double glazed windows to front aspect, wooden flooring, vertical radiator.

Kitchen

12' 3" x 6' 10" (3.73m x 2.08m)

Double glazed window to rear aspect, part tiled walls, radiator, space for fridge freezer, plumbing for washing machine, wooden flooring, integrated oven, extractor fan and gas hob.

Bedroom 1

12' 3" x 9' 3" (3.73m x 2.82m)

Double glazed window to rear aspect, loft access, radiator.

Bathroom

Chrome heated radiator, wc, wash hand basin, tiled floor, tiled walls, stand alone bath.

Exterior

communal parking.



view this property online williamhbrown.co.uk/Property/BRX108411



welcome to

Stafford House Churchfields, Broxbourne

- One double bedroom
- Allocated parking
- Ample storage solutions
- Close to Broxbourne train station
- Premier road

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 99 years from 24 Jun 2010. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£289,995



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/BRX108411](https://www.williamhbrown.co.uk/Property/BRX108411)



Property Ref:
BRX108411 - 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.



william h brown



01992 464174



Broxbourne@williamhbrown.co.uk



47 High Road, BROXBOURNE, Hertfordshire,
EN10 7HX



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