



Nunsbury Drive, Broxbourne EN10 6AG

welcome to

Nunsbury Drive, Broxbourne

William H Brown are delighted to bring to the market this lovely three bedroom semi detached family home situated in a popular residential location. An early viewing is a must!



**Accommodation Comprises Of:
Entrance Hall**

Engineered wood floor, radiator.

Cloakroom

Double glazed window to side aspect, engineered wood floor, radiator, wc, wash hand basin.

Lounge

17' 3" x 14' 5" (5.26m x 4.39m)

Double glazed patio doors, engineered wood floor, radiator.

Dining Room

16' 8" x 7' 9" (5.08m x 2.36m)

Double glazed window to front aspect, double glazed door to rear aspect, engineered wood floor.

Kitchen

10' 2" x 7' 11" (3.10m x 2.41m)

Double glazed window to front aspect, integrated oven, gas hob and extractor fan, engineered wood floor, integrated fridge freezer, plumbing for washing machine.

Landing

Double glazed window to side aspect, solid oak flooring, access to the loft.

Bedroom 1

14' 2" x 8' 5" (4.32m x 2.57m)

Double glazed window to rear aspect, solid oak flooring, radiator.

Bedroom 2

11' x 8' 6" (3.35m x 2.59m)

Double glazed window to rear aspect, solid oak flooring, radiator.

Bedroom 3

10' 7" x 7' 4" (3.23m x 2.24m)

Double glazed window to front aspect, radiator, solid oak flooring.

Bathroom

Double glazed window to front aspect, tiled floor, part tiled walls, storage cupboard, chrome heated radiator, wc, wash hand basin, shower cubicle.

Exterior

Front Garden

To the front of the property is a driveway suitable for several cars.

Rear Garden

To the rear of the property is a patio area and artificial lawn area.



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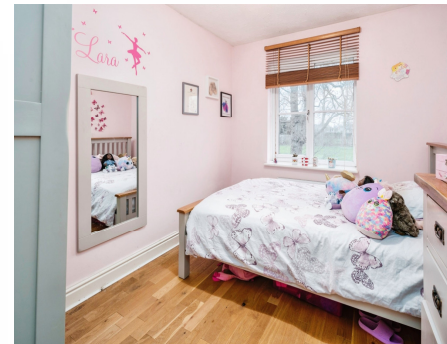
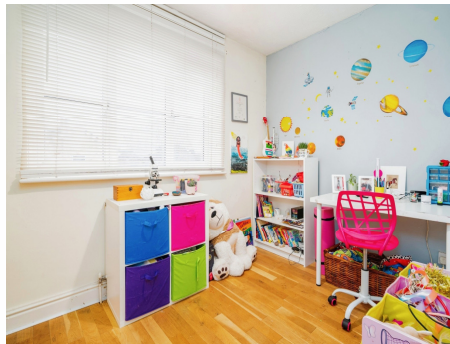
Nunsbury Drive, Broxbourne

- Three bedrooms
- Semi detached
- Popular residential location
- Driveway
- Selcuded rear garden

Tenure: Freehold EPC Rating: Awaited

offers in excess of

£450,000



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Please note the marker reflects the
postcode not the actual property



Property Ref:
BRX108394 - 0003

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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