

The Croft, Broxbourne EN10 6JZ



welcome to

The Croft, Broxbourne

William H Brown are delighted to bring to the market this stunning extended three bedroom end of terrace family home situated in a popular residential location of Broxbourne. An early viewing is highly recommended to avoid missing out!













Accommodation Comprises Of: Entrance Hall

Radiator, laminate floor.

Cloakroom

Double glazed window to side aspect, laminate floor, wc, wash hand basin, part itled walls.

Lounge

14' 11" x 13' 4" (4.55m x 4.06m) Double glazed window to front aspect, radiator.

Dining Room

8' 10" x 7' 11" (2.69m x 2.41m) radiator.

Kitchen / Diner

17' 8" x 16' 1" (5.38m x 4.90m) Double glazed window to rear aspect, double glazed door to rear aspect, double glazed french doors, two double glazed window, gas hob and extractor fan, part tiled walls, radiator, island, amtico flooring, a range of wall and base units with high gloss complimenting worktops, integrated double oven, space for fridge freezer, plumbing for washing machine.

Landing

Storage cupboard, access to the loft.

Bedroom 1

12' x 11' 8" (3.66m x 3.56m) Double glazed window to rear aspect, built in wardrobe, radiator.

Bedroom 2

10' 10" x 9' 7" ($3.30m\ x\ 2.92m$) Double glazed window to front aspect, built in wardrobe, radiator.

Bedroom 3

6' 11" x 6' 7" (2.11m x 2.01m) Double glazed window to front spect, radiator.

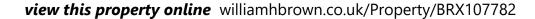
Bathroom



Double glazed window to rear aspect, tiled floor, tiled walls, wc, wash hand basin, paneled bath, radiator.

Exterior

To the rear of the property is a patio area and shed.





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- End of terrace
- Three bedrooms
- Popular residential location
- Extended
- Lovely bright kitchen/diner

Tenure: Freehold EPC Rating: C

£445,000





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Property Ref: BRX107782 - 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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postcode not the actual property

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