



**Trafalgar Avenue, Broxbourne EN10 7DL**

**welcome to**

**Trafalgar Avenue, Broxbourne**

William H Brown are thrilled to bring to the market this substantial 5 bedroom semi detached family home situated in the heart of Broxbourne. An early viewing is a must to fully appreciate this stunning home.



**Accommodation Comprises Of:  
Entrance Hall**

Laminate floor, radiator, storage cupboard.

**Cloakroom**

Radiator, wc, wash hand basin, laminate floor.

**Lounge**

17' 11" x 11' 11" ( 5.46m x 3.63m )

Double glazed bi-fold window to front aspect, electric fire place, radiator.

**Kitchen / Dining**

25' 7" x 16' 2" ( 7.80m x 4.93m )

Double glazed window to rear aspect, double glazed door to rear aspect, a range of wall and base units with complimenting worktops, gas hob, integrated oven, three velux windows to rear aspect, sink unit, two radiators, vinyl floor, french doors.

**Utility Room**

7' 6" x 6' 7" ( 2.29m x 2.01m )

A range of wall and base units with complimenting worktops, radiator, plumbing for washing machine, vinyl floor, sink unit.

**Bedroom 1**

17' 8" x 15' 11" ( 5.38m x 4.85m )

Double glazed window to front aspect, laminate floor, three storage cupboards, two double glazed velux windows to front aspect.

**En-Suite**

Double glazed window to rear aspect, wc, wash hand basin, tiled walls, tiled flooring, walk in shower cubicle, chrome heated radiator.

**Bedroom 2**

9' 6" x 7' 3" ( 2.90m x 2.21m )

Double glazed window to front aspect, radiator.

**Bedroom 3**

13' 11" x 10' 8" ( 4.24m x 3.25m )

Double glazed window to front aspect, radiator.

**Bedroom 4**

11' 7" x 10' 1" ( 3.53m x 3.07m )

Double glazed window to rear aspect, radiator, storage cupboard.

**Bathroom**

two double glazed windows to rear aspect, wc, wash hand basin, panelled bath, chrome heated radiator, tiled floor, tiled walls.

**Bedroom 6 / Study**

6' 11" x 5' 2" ( 2.11m x 1.57m )

Double glazed window to rear aspect, laminate floor, radiator.

**Bedroom 5**

14' 9" x 6' 11" ( 4.50m x 2.11m )

Double glazed window to front aspect, laminate floor, radiator.

**Exterior  
Front Garden**

To the front of the property is a driveway and garage.

**Rear Garden**

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



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## Trafalgar Avenue, Broxbourne

- Semi detached family home
- Five bedrooms
- Extended to offer substantial living accommodation
- Prime Broxbourne location
- Close to The Broxbourne School & Station

Tenure: Freehold EPC Rating: D

**£735,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
BRX108388 - 0005

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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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