



High Road, Broxbourne EN10 7BL

welcome to

High Road, Broxbourne

William H Brown are delighted to bring to the market this stunning three bedroom, two bathroom, two reception room character cottage situated right in the heart of Broxbourne. An early internal inspection is highly recommended.



**Accommodation Comprises Of:
Entrance Hall**

Radiator, access to the cellar.

Cloakroom

Velux window, tiled floor, wc, wash hand basin.

Lounge

14' x 12' 6" (4.27m x 3.81m)

Feature sash bay window to front aspect with shutters, fireplace, radiator, storage cupboard.

Dining Room

12' 1" x 10' 1" (3.68m x 3.07m)

Feature sash window to rear aspect, feature fireplace, radiator, stairs to first floor.

Kitchen

23' 1" x 7' 10" (7.04m x 2.39m)

Doors to side and rear aspect, window to side, a range of wall and base units with complimenting worktops, range oven with 5 gas ring hob, radiator, tiled floor, part tiled walls, integrated dishwasher, integrated washer and dryer.

Bedroom 1

12' 11" x 11' 11" (3.94m x 3.63m)

Two sash windows to front aspect with shutters, radiator, feature fireplace, two built in wardrobes.

En-Suite

Part tiled walls, wash hand basin, tiled floor, walk in shower, overhead rain fall shower, wc.

Bedroom 2

9' 11" x 9' 11" (3.02m x 3.02m)

Sash window to rear aspect, radiator, feature fireplace.

Bedroom 3

14' 5" x 12' 10" (4.39m x 3.91m)

Window to rear aspect, radiator.

En-Suite

Wash hand basin, part tiled walls, vinyl flooring,

shower cubicle, wc.

Exterior

To front of the property there is a small garden retained by a picket fence, to the rear the property boasts an attractive garden with paved patio area, decked area and lawn, gate to the rear affording access to two off street parking spaces.



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High Road, Broxbourne

- Semi detached
- Central Broxbourne location
- Three bedrooms
- Two bathrooms and a downstairs wc
- Grade Two listed

Tenure: Freehold EPC Rating: E

£500,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
BRX108476 - 0004

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