









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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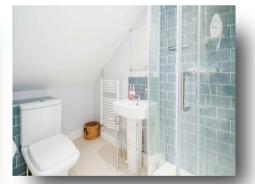
High Road, Broxbourne

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

Tenure: Freehold EPC Rating: E

£500,000







Grenville Ave

Grenzile Ave

Map data ©2024

Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/BRX108476



Property Ref: BRX108476 - 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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