



**High Road, Broxbourne EN10 7BS**



**welcome to**

**High Road, Broxbourne**

William H Brown are delighted to bring to the market this lovely, chain free, three bedroom detached family home situated in the heart of Broxbourne.



## **Accommodation Comprises Of:**

### **Entrance Hall**

Double glazed window to side aspect, wood flooring, storage cupboard, radiator.

### **Cloakroom**

Double glazed window to side aspect, vinyl flooring, wash hand basin, part tiled walls, wc.

### **Lounge**

26' 1" x 11' 2" ( 7.95m x 3.40m )

### **Dining Room**

14' x 11' 6" ( 4.27m x 3.51m )

Double glazed window to front aspect, radiator.

### **Kitchen**

17' 1" x 5' 11" ( 5.21m x 1.80m )

Double glazed window to side and front aspect, Part tiled walls, tiled flooring, a range of wall and base units with complimenting worktops, integrated oven, fridge freezer, washing machine, microwave and dishwasher, hob and extractor fan.

### **Landing**

Double glazed window to side aspect, access to the loft.

### **Bedroom 1**

14' 11" x 11' 3" ( 4.55m x 3.43m )

Double glazed window to rear aspect, radiator, fitted wardrobe.

### **Bedroom 2**

14' 5" x 9' 9" ( 4.39m x 2.97m )

Double glazed window to front aspect, fitted wardrobe, radiator.

### **Bedroom 3**

9' 4" x 7' 4" ( 2.84m x 2.24m )

Double glazed window to rear aspect, radiator.

## **Exterior**

### **Front Garden**

To the front of the property is a driveway.

## **Rear Garden**

To the rear of the property is a green house, shed, double garage, rear access to the property, side access to the property, patio area, pond, summer house.



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## High Road, Broxbourne

- Detached
- Three bedrooms
- Double garage and driveway
- Stunning potential STPP
- Living room

Tenure: Freehold EPC Rating: E

**£665,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
BRX108283 - 0009

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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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