





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

Tenure: Freehold EPC Rating: E

offers in excess of

£650,000





view this property online williamhbrown.co.uk/Property/BRX108283



Property Ref: BRX108283 - 0011 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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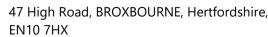
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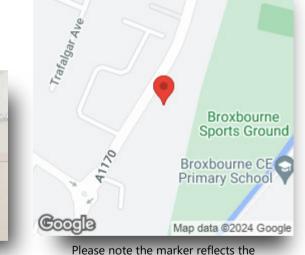


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Please note the marker reflects the postcode not the actual property