









# welcome to

# **Bell Lane, Broxbourne**

William H Brown are delighted to bring to the market this charming and chain free three bedroom family home situated on a prime residential road in the heart of Broxbourne. The house is offered chain free and an early internal viewing is highly recommended.













# **Accommodation Comprises Of: Entrance Hall**

Laminate floor, two storage cupboards.

#### Cloakroom

Double glazed window to front aspect, laminate floor, wc, wash hand basin.

#### Lounge

16' 6" x 14' 6" ( 5.03m x 4.42m )

Double glazed window to rear aspect, double glazed patio doors to rear aspect, laminate floor, radiator.

#### Kitchen

8' 6" x 8' 4" ( 2.59m x 2.54m )

Double glazed window to front aspect, a range of wall and base units with complimenting worktops, space for fridge freezer, integrated oven,gas hob and extractor fan, vinyl floor, part tiled walls, plumbing for washing machine.

## Landing

Access to the loft.

#### **Bedroom 1**

12' 8" x 8' 3" ( 3.86m x 2.51m )

Double glazed window to front aspect, radiator.

### **Bedroom 2**

8' 10" x 6' 2" ( 2.69m x 1.88m )

Double glazed window to rear aspect, radiator.

#### Bedroom 3

12' 4" x 8' ( 3.76m x 2.44m )

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

#### **Bathroom**

Double glazed window to front aspect, vinyl floor, part tiled walls, chrome heated radiator, shower head over panelled bath, central heating boiler in storage cupboard, wc, wash hand basin.

### **Exterior**

To the front of the property is a path and lawn area.

To the rear of the property is a decking and lawn area, rear access.





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## **Bell Lane, Broxbourne**

- Chain free
- Three bedrooms
- Garage
- Central Broxbourne location
- Family bathroom and downstairs wc

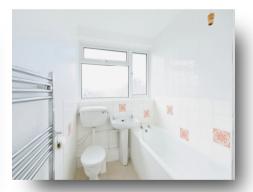
Tenure: Freehold EPC Rating: C

offers in excess of

£400,000









Please note the marker reflects the postcode not the actual property

## view this property online williamhbrown.co.uk/Property/BRX108506



Property Ref: BRX108506 - 0005 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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