



Bell Lane, Broxbourne EN10 7HG

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

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Property Ref:
BRX108506 - 0005

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