

# Buryholme, Broxbourne EN10 6PE



# welcome to

# Buryholme,Broxbourne

William H Brown are delighted to bring to market this lovely presented four bedroom family home in a popular residential location in Broxbourne. An early viewing is highly recommend to avoid missing out!













#### Accommodation Comprises Of: Entrance Hall Laminate floor

#### Cloakroom

Double glazed window to front aspect, wc, tiled walls, radiator, tiled floor, wash hand basin.

#### Lounge

17' x 10' 10" ( 5.18m x 3.30m ) Laminate floor, radiator, tv media wall.

#### **Dining Room**

17' x 13' 1" ( 5.18m x 3.99m ) Laminate floor, storage cupboard, radiator.

#### **Reception Room 3**

16' x 7' 4" ( 4.88m x 2.24m ) Double glazed window to front aspect, laminate floor.

#### Kitchen

16' 6" x 11' (5.03m x 3.35m) Double glazed window to rear aspect, a range of wall and base units with complimenting worktops, tiled floor, part tiled walls, plumbing for washing machine, space for fridge freezer, island with quartz worktops, wine cooler, integrated oven.

#### Landing

Access to the loft, two storage cupboards.

#### Bedroom 1

11' 8" x 11' 5" ( 3.56m x 3.48m ) Double glazed window to rear aspect, fitted wardrobe, radiator.

#### Bedroom 2

12' 4" x 9' 10" ( 3.76m x 3.00m ) Double glazed window to front aspect, radiator, storage cupboard.

#### Bedroom 3

9' 2" x 7' (2.79m x 2.13m) Double glazed window to front aspect, chrome



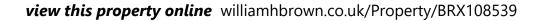
heated radiator.

#### Bathroom

Double glazed window to rear aspect, wash hand basin, tiled floor, tiled walls, wc, Jacuzzi bath, chrome heated radiator.

#### Exterior

Lawn area, rear access, decking area, shed, side access.





## welcome to

# **Buryholme, Broxbourne**

- Four bedrooms
- Driveway
- Stunning throughout
- Plenty of living space
- Popular residential location

Tenure: Freehold EPC Rating: Awaited

# £525,000





## view this property online williamhbrown.co.uk/Property/BRX108539



Property Ref: BRX108539 - 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.

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.

# G



Please note the marker reflects the postcode not the actual property

william h brown



# 01992 464174



Broxbourne@williamhbrown.co.uk



47 High Road, BROXBOURNE, Hertfordshire, EN10 7HX



williamhbrown.co.uk