



Bell Lane, Broxbourne EN10 7HA

welcome to

Bell Lane, Broxbourne

Wiliam H Brown are delighted to bring to the market this spacious three/four bedroom family home situated on one of Broxbournes most premium roads. An internal viewing is a must!



**Accommodation Comprises Of:
Entrance Porch**

Tiled floor

Entrance Hall

Radiator, laminate floor.

Cloakroom

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

Lounge

23' 11" x 10' 5" (7.29m x 3.17m)

Double glazed window to front aspect, laminate floor, radiator.

Reception Room 2

15' 2" x 8' 1" (4.62m x 2.46m)

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

Kitchen Diner

17' 10" x 15' 11" (5.44m x 4.85m)

Double glazed window to rear aspect, a range of wall and base units with complimenting worktops, double glazed french doors, space for range oven, extractor fan, sink unit, integrated dishwasher, space for fridge freezer, plumbing for washing machine.

Conservatory

10' 7" x 9' 10" (3.23m x 3.00m)

Double glazed french doors, laminate flooring, radiator.

Landing

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

Bedroom 1

12' 4" x 10' 4" (3.76m x 3.15m)

Double glazed window to front aspect, radiator.

Bedroom 2

10' 8" x 10' 4" (3.25m x 3.15m)

Double glazed window to front aspect, radiator.

Bedroom 3

8' 11" x 8' 3" (2.72m x 2.51m)

Double glazed window to rear aspect, laminate floor, radiator.

Bathroom

Double glazed window to front aspect, chrome heated radiator, shower cubicle, wash hand basin, wc, paneled bath, tiled walls.

Exterior

Front Garden

To the front of the property is a driveway offering offstreet parking.

Rear Graden

To the rear of the property is a decking area, patio area, summer house.



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welcome to

Bell Lane, Broxbourne

- Three/four bedrooms
- Large driveway
- Two/three reception rooms
- Modern kitchen
- Large living room

Tenure: Freehold EPC Rating: D

offers in excess of

£600,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
BRX107417 - 0006

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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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