



St. Augustines Drive, Broxbourne EN10 7NA

welcome to

St. Augustines Drive, Broxbourne

William H Brown are pleased to bring to market this chain free, lovely and well presented two bedroom maisonette situated in the heart of Broxbourne with its own private garden. An early internal viewing is highly recommended to avoid missing out.



Accommodation Comprises Of:
Entrance Hall

Storage cupboard

Lounge

13' 9" x 13' 1" (4.19m x 3.99m)

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

Kitchen

9' 10" x 9' 6" (3.00m x 2.90m)

Double glazed window to rear aspect, double glazed door to rear aspect, a range of wall and base units with complimenting worktops, integrated oven, gas hob and extractor fan, tiled floor, part tiled walls, space for fridge freezer.

Bedroom 1

13' 1" x 11' 10" (3.99m x 3.61m)

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

Bedroom 2

13' 1" x 9' 10" (3.99m x 3.00m)

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

Bathroom

wc, wash hand basin, paneled bath.

Exterior

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



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St. Augustines Drive, Broxbourne

- Private garden
- Chain free
- Two double bedrooms
- Large living room
- Central Broxbourne location

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 125 years from 23 May 1988. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£335,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/BRX108582](https://www.williamhbrown.co.uk/Property/BRX108582)



Property Ref:
BRX108582 - 0004

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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.



william h brown



01992 464174



Broxbourne@williamhbrown.co.uk



47 High Road, BROXBOURNE, Hertfordshire,
EN10 7HX



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)