



# Robinia Road, Broxbourne EN10 6GE



## welcome to

## Robinia Road, Broxbourne

William H Brown are delighted to bring to the market this lovely four bedroom family home situated in a quiet residential location of Broxbourne. An early viewing is highly recommended to avoid missing out!













#### Accommodation Comprises Of: Entrance Hall

Radiator, storage cupboard.

#### Cloakroom

Wash hand basin, wc, radiator, tiled floor.

#### Lounge

15' 1" x 13' 9" ( 4.60m x 4.19m ) Two Juliet balconies, radiator.

#### Kitchen

15' 1" x 11' 6" ( 4.60m x 3.51m ) Double glazed window to rear aspect, a range of wall and base units with complimenting worktops, integrated oven, gas hob and extractor fan, sink unit, plumbing for washing machine, space for fridge freezer, tiled floor, french doors.

#### Landing

Storage cupboard.

#### Bedroom 1

15' 5" x 13' 1" ( 4.70m x 3.99m ) Two double glazed windows to rear aspect, storage cupboard, radiator.

#### **En-Suite**

Shower cubicle, wc, tiled floor, part tiled walls, chrome heated radiator.

#### Bedroom 2

15' 1" x 13' 5" ( 4.60m x 4.09m ) **Bedroom 3** 11' 2" x 8' 10" ( 3.40m x 2.69m ) Double glazed window to front aspect, radiator.

#### **Bedroom 4**

7' 10" x 6' 3" (  $2.39m\ x\ 1.91m$  ) Double glazed window to front aspect, radiator.

#### Bathroom

wc, wash hand basin, paneled bath, tiled floor, part tiled walls, chrome heated radiator.

#### Exterior Front Garden

To the front of the property is a integral garage and 2 allocated parking bays.

#### **Rear Garden**

To the rear of the property is a patio area and law area.





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## Robinia Road, Broxbourne

- Four bedrooms
- Family bathroom, en-suite bathroom and downstairs wc
- Popular residential location
- Close to schools, shops and transport links
- Integral garage

Tenure: Freehold EPC Rating: C

offers in excess of

£475,000





## view this property online williamhbrown.co.uk/Property/BRX108066



Property Ref: BRX108066 - 0003 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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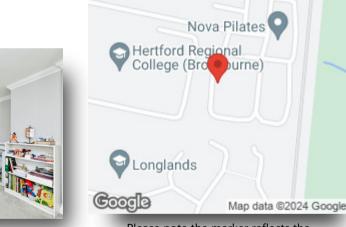
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Please note the marker reflects the postcode not the actual property