



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



Please note the marker reflects the postcode not the actual property

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Property Ref:
BRX108066 - 0003

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william h brown



01992 464174



Broxbourne@williamhbrown.co.uk



47 High Road, BROXBOURNE, Hertfordshire,
EN10 7HX



williamhbrown.co.uk