



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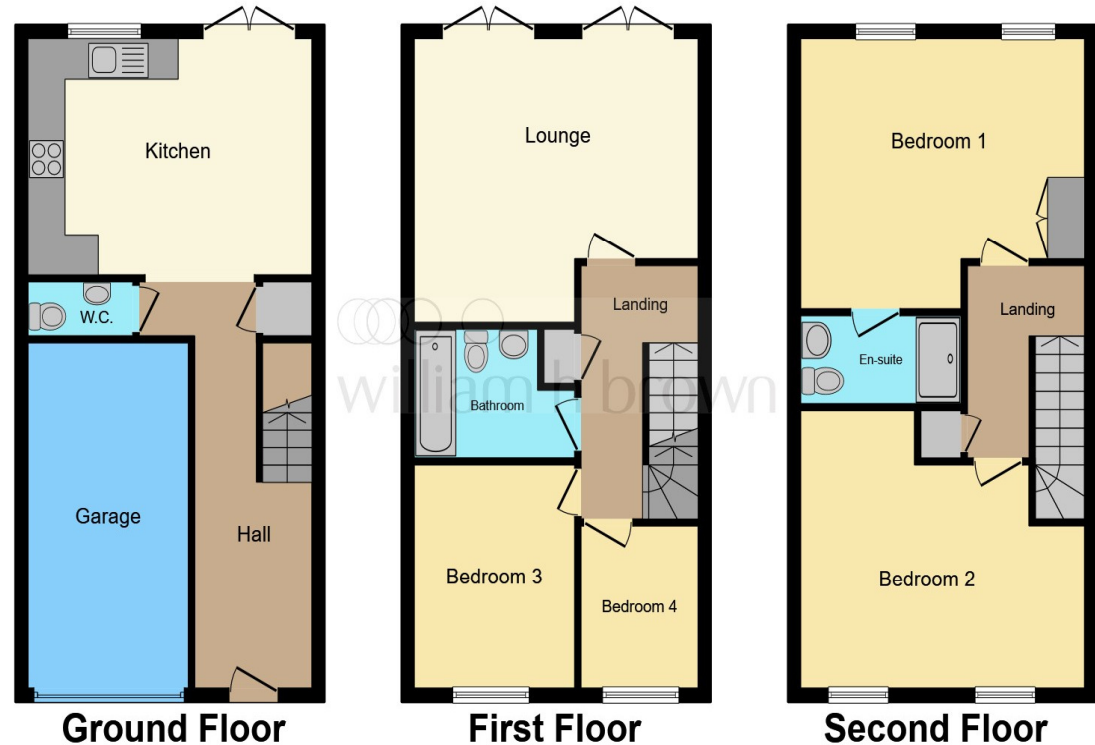
- Four bedrooms
- Family bathroom, en-suite bathroom and downstairs WC
- Popular residential location
- Close to schools, shops and transport links
- Integral garage

Tenure: Freehold EPC Rating: C

Council Tax Band: E

offers in excess of

£460,000



Total floor area 132.5 m² (1,426 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Property Ref:
BRX108066 - 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.

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