



**Tudor Rise, Broxbourne EN10 7HB**



**welcome to**

**Tudor Rise, Broxbourne**

William H Brown are delighted to bring to the market this charming, chain free, three bedroom family home situated in a popular Broxbourne cul-de-sac location. The chain above this property is complete.



**Accommodation Comprises Of:  
Entrance Hall**

Two storage cupboard, radiator.

**Downstairs Wc**

Wc, wash hand basin, radiator, laminate floor.

**Lounge**

23' 4" x 10' 6" ( 7.11m x 3.20m )

Double glazed window to front aspect, french doors to conservatory, electric fireplace.

**Kitchen**

9' 2" x 8' 10" ( 2.79m x 2.69m )

A range of wall and base units with complimenting worktops, part tiled walls, stainless steel sink unit, part tiled walls, tiled walls, door to conservatory, space for fridge freezer, space for oven.

**Conservatory**

Door to rear and side aspect.

**Landing**

Storage cupboard.

**Bedroom 1**

12' 6" x 10' 6" ( 3.81m x 3.20m )

Double glazed window to front aspect, fitted wardrobe, radiator.

**Bedroom 2**

10' 10" x 10' 6" ( 3.30m x 3.20m )

Double glazed window to rear aspect, radiator.

**Bedroom 3**

9' 2" x 8' 2" ( 2.79m x 2.49m )

Double glazed window to rear aspect, radiator, fitted wardrobe.

**Bathroom**

Double glazed window to front aspect, paneled bath, wc, part tiled walls, wash hand basin, tiled floor.

**Exterior  
Front Garden**

To the front of the property is a driveway and lawn area.

**Rear Garden**

To the rear of the property is side access to the rear of the property, patio area, lawn area,



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welcome to

## Tudor Rise, Broxbourne

- Chain free
- Semi detached
- Great scope STPP
- Drive and garage
- Sought after location

Tenure: Freehold EPC Rating: E

offers in excess of

**£535,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
BRX106051 - 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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