

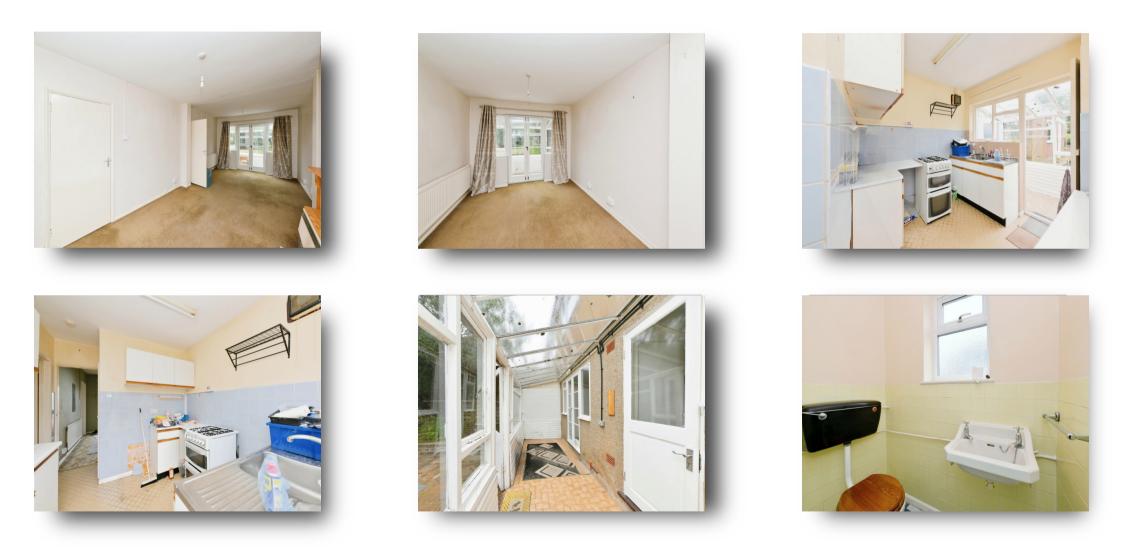
Tudor Rise, Broxbourne EN10 7HB



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

Tenure: Freehold EPC Rating: E

offers in excess of

£535,000





view this property online williamhbrown.co.uk/Property/BRX106051





Please note the marker reflects the postcode not the actual property

The Property Ombudsman

Property Ref: BRX106051 - 0004 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.

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