

Mckenzie Road, Broxbourne EN10 7JH



welcome to

Mckenzie Road, Broxbourne

William H Brown have great pleasure in bringing to the market this stunning 1930's, chain free, extended four bedroom semi-detached family home situated on one of Broxbournes most premium roads. An early viewing is a must!













Accommodation Comprises Of: Entrance Hall

Double glazed window to side aspect, column radiator, wood flooring, storage cupboard.

Cloakroom

Double glazed window to side aspect, wc, tiled walls, tiled floor, wash hand basin.

Lounge

15' 3" x 12' (4.65m x 3.66m) Boxed double glazed window to front aspect, wood flooring, radiator.

Dining Room

17' 3" x 11' 6" (5.26m x 3.51m) Double glazed patio doors to rear aspect, wood flooring, three radiators, fireplace.

Kitchen

15' x 7' 10" (4.57m x 2.39m)

Double glazed window to rear aspect, double glazed window to side aspect, double glazed door to rear aspect, a range of wall and base units with complimenting worktops, part tiled walls, plumbing for washing machine, stainless steel sink, gas hob, integrated double oven.

Landing

Double glazed window to side aspect.

Bedroom 1

12' x 11' 3" (3.66m x 3.43m) Double glazed window to rear aspect, radiator.

Bedroom 2

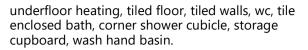
15' 10" x 11' 4" (4.83m x 3.45m) Double glazed window to front aspect, radiator.

Bedroom 3

8' 2" x 7' 6" (2.49m x 2.29m) Double glazed window to front aspect, radiator.

Bathroom

Double glazed window to rear aspect, radiator,



Second Floor landing

Double glazed window to side aspect, radiator.

Bedroom 4

13' 4" x 13' 4" (4.06m x 4.06m) Double glazed window to rear aspect, three storage cupboards, radiator.

Exterior Front Garden

To the front of the property is a paved driveway affording offstreet parking.

Rear Garden

To the rear of the property is a patio, a well maintained lawn area, garage, and both rear and side access





welcome to

Mckenzie Road, Broxbourne

- Chain free .
- Four bedrooms
- Semi detached
- Driveway and garage
- Stunning, secluded rear garden ۰

Tenure: Freehold EPC Rating: D

offers in excess of

£700,000





view this property online williamhbrown.co.uk/Property/BRX108738



Property Ref: BRX108738 - 0005 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.



Please note the marker reflects the postcode not the actual property

william h brown



01992 464174



Broxbourne@williamhbrown.co.uk

47 High Road, BROXBOURNE, Hertfordshire, EN10 7HX



williamhbrown.co.uk