



**Westlea Road, Broxbourne EN10 6JD**

**welcome to**

**Westlea Road, Broxbourne**

William H Brown are delighted to bring to the market this charming three bedroom semi detached family home situated in a really popular residential road. An early viewing is a must!



### **Entrance Hall**

Laminate floor, storage cupboard, radiator.

### **Cloakroom**

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

### **Lounge**

17' 5" x 14' ( 5.31m x 4.27m )

Double glazed window to rear aspect, double glazed window to front aspect, laminate floor, radiator.

### **Kitchen**

10' 9" x 10' 6" ( 3.28m x 3.20m )

Double glazed french doors, double glazed window to side aspect, a range of wall and base units with complimenting worktops, space for fridge freezer, sink unit, vinyl floor, space for washing machine, space for cooker.

### **Landing**

Two double glazed windows to front aspect, storage cupboard, access to the loft.

### **Bedroom 1**

13' 11" x 10' 6" ( 4.24m x 3.20m )

Double glazed window to rear aspect, radiator.

### **Bedroom 2**

10' 9" x 10' 6" ( 3.28m x 3.20m )

Double glazed window to rear aspect, radiator, storage cupboard.

### **Bedroom 3**

10' 4" x 6' 7" ( 3.15m x 2.01m )

Double glazed window to front aspect, radiator.

### **Bathroom**

Double glazed window to side aspect, wash hand basin, wc, paneled bath, vinyl floor, tiled walls, chrome heated radiator.

### **Exterior**

#### **Front Garden**

To the front of the property is a driveway.

#### **Rear Garden**

To the rear of the property is a patio area, two sheds, lawn area, side access to the rear of the property.



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## Westlea Road, Broxbourne

- Semi detached
- Three bedrooms
- Driveway
- Huge rear garden
- Potential to extend STPP

Tenure: Freehold EPC Rating: Awaiting

# £450,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
BRX108277 - 0006

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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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