

Cozens Lane West, Broxbourne EN10 6QN



welcome to

Cozens Lane West, Broxbourne

William H Brown are pleased to bring to the market this really charming, chain free, three bedroom family home situated on a quiet road in the heart of popular Broxbourne. An early viewing is a must!

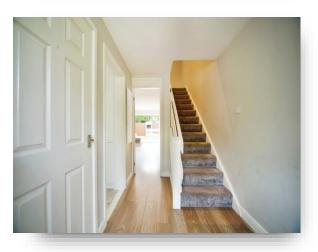












Accommodation Comprises Of: Entrance Hall

Laminate floor, radiator.

Cloakroom

Double glazed window to front aspect, vinyl floor, wc, wash hand basin.

Lounge

17' 3" x 16' 7" ($5.26m\ x\ 5.05m$) Bi-fold doors, laminate floor, two radiators, storage cupboard.

Kitchen

9' 10" x 6' 11" (3.00m x 2.11m) Double glazed window to front aspect, a range of wall and base units with complimenting worktops, integrated dishwasher, integrated oven, tiled floor, integrated fridge freezer, integrated washing machine.

Landing

Access to the loft, storage cupboard.

Bedroom 1

14' 10" x 9' 11" (4.52m x 3.02m) Double glazed window to rear aspect, fitted wardrobe, radiator.

Bedroom 2

12' 10" x 10' ($3.91m \times 3.05m$) Double glazed window to front aspect, radiator.

Bedroom 3

9' 1" x 7' 9" (2.77m x 2.36m) Double glazed window to rear aspect, radiator.

Bathroom

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

Exterior Front Garden To the front of the property is a driveway.



Rear Garden

To the rear of the property is a patio area, bbq, artificial grass, rear access to the property.



welcome to

Cozens Lane West, Broxbourne

- Chain free
- Three bedrooms
- Really lovely location
- Close to highly regarded schools
- Close to Broxbourne train station

Tenure: Freehold EPC Rating: C

offers in excess of

£450,000





view this property online williamhbrown.co.uk/Property/BRX108740



Property Ref: BRX108740 - 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.

East Herts Music Centre

 O1992 464174

 Broxbourne@williar

william h brown

Broxbourne@williamhbrown.co.uk



47 High Road, BROXBOURNE, Hertfordshire, EN10 7HX



williamhbrown.co.uk