



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 x 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.



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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



Please note the marker reflects the postcode not the actual property

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Property Ref:
BRX108740 - 0004

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