



Trafalgar Avenue, Broxbourne EN10 7DL

welcome to

Trafalgar Avenue, Broxbourne

William H Brown are delighted to bring to the market this stunning, loft and ground floor extended four bedroom semi detached family home situated in the heart of Broxbourne. An early viewing is a must!



Accommodation Comprises Of:

Entrance Hall

Double glazed window to side aspect, stairs to first floor, radiator, understairs storage cupboards, wood floor.

Cloakroom

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

Lounge

13' 5" x 12' 1" (4.09m x 3.68m)

Double glazed bay window to front aspect, radiator, gas effect coal fireplace.

Kitchen / Diner

22' 4" x 18' 1" (6.81m x 5.51m)

Kitchen

Double glazed window to rear aspect, double glazed window to side aspect, a range of wall and base units with complimenting worktops, french door to rear aspect, integrated fridge freezer, tiled floor, part tiled walls, free standing range cooker, gas hob, extractor fan, sink unit, integrated dishwasher, plumbing for washing machine and tumble dryer.

Dining Room

wood floor, radiator.

First Floor

Landing

Access to the second floor, double glazed window to side aspect, storage cupboard.

Bedroom 2

14' x 10' 6" (4.27m x 3.20m)

Double glazed bay window to front aspect, radiator.

Bedroom 3

11' 9" x 10' 6" (3.58m x 3.20m)

Double glazed window to rear aspect, radiator.

Bedroom 4

8' 10" x 7' 10" (2.69m x 2.39m)

Double glazed window to front aspect, radiator.

Bathroom

Double glazed window to rear aspect, paneled bath, wash hand basin, part tiled walls, wc, chrome heated towel rail.

Second Floor

Master Bedroom

15' 1" x 13' 1" (4.60m x 3.99m)

Double glazed window to rear aspect, under eaves storage cupboard with access to the boiler, radiator, fitted wardrobe.

Shower Room

Double glazed window to rear aspect, wash hand basin, shower cubicle, wc, tiled walls.

Exterior

Front Garden

To the front of the property is a driveway, garage and attractive shrubs.

Rear Garden

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



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Trafalgar Avenue, Broxbourne

- Semi detached
- Extended family home
- Four bedrooms
- Family bathroom, downstairs wc, shower room
- Drive and garage

Tenure: Freehold EPC Rating: D

£690,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
BRX108768 - 0010

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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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