

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" ($4.27m \times 3.20m$) 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^{\prime} 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





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Property Ref: BRX108768 - 0010 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.

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william h brown



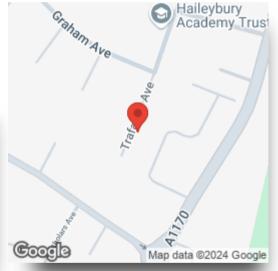
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Please note the marker reflects the postcode not the actual property