



Cozens Lane East, Broxbourne EN10 6PU

welcome to

Cozens Lane East, Broxbourne

William H Brown are delighted to bring to the market this well presented and extended three bedroom family home situated in a fantastic location in the heart of Broxbourne. An early viewing is a must to really appreciate this lovely family home.



Accommodation Comprises Of:

Entrance Porch

Single glazed window to side aspect, tiled floor, storage cupboard.

Entrance Hall

Engineered wood flooring, radiator, two storage cupboards.

Cloakroom

Double glazed window to rear aspect, vanity unit, wc, wash hand basin, radiator.

Lounge

11' 7" x 11' 2" (3.53m x 3.40m)

Double glazed window to front aspect, radiator.

Dining Room

10' 4" x 9' 10" (3.15m x 3.00m)

Gas fireplace.

Kitchen Diner

18' 6" x 10' 5" (5.64m x 3.17m)

Double glazed window to rear aspect, skylight, french doors, two radiators

Landing

Double glazed window to side aspect, access to the loft.

Bedroom 1

11' 1" x 11' 7" (3.38m x 3.53m)

Double glazed window to front aspect, solid oak flooring, fitted wardrobe, radiator.

Bedroom 2

10' 10" x 10' (3.30m x 3.05m)

Double glazed window to rear aspect, three storage cupboards, oak flooring, radiator.

Bedroom 3

8' 7" x 7' 2" (2.62m x 2.18m)

Double glazed window to front aspect, radiator, built-in cabin bed.

Bathroom

Double glazed window to rear aspect, storage cupboard, tiled floor, tiled walls, radiator, tile enclosed bath, wc, wash hand basin.

Exterior

Front Garden

To the front of the property is a driveway, flower beds, side access.

Rear Garden

To the rear of the property is a patio area, lawn area, double garage.



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Cozens Lane East, Broxbourne

- Extended family home
- Three bedrooms
- Driveway and double garage
- Close to Broxbourne school and Broxbourne train station
- Plenty of living space throughout

Tenure: Freehold EPC Rating: Awaited

£550,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
BRX107632 - 0003

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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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