

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" \times 10' (3.30m \times 3.05m) Double glazed window to rear aspect, three storage cupboards, oak flooring, radiator.

Bedroom 3

 8^{\prime} 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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- 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

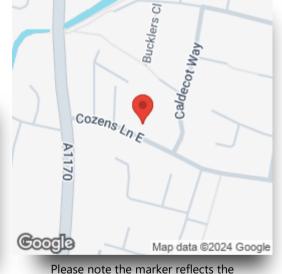
£550,000





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postcode not the actual property



Property Ref: BRX107632 - 0003 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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