



**Lichfield Way, Broxbourne EN10 6PT**



**welcome to**

**Lichfield Way, Broxbourne**

William H Brown are delighted to bring to the market this well presented and extend five bedroom semi-detached 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**

Double glazed door to front aspect.

**Entrance Hall**

Stairs to first floor, radiator, understairs cupboard, storage cupboard.

**Cloakroom**

Wc, wash hand basin.

**Sitting Room**

15' 5" x 12' ( 4.70m x 3.66m )

Double glazed bay window to front aspect, radiator, laminate floor.

**Lounge / Diner**

24' 3" x 9' 10" ( 7.39m x 3.00m )

Double glazed bay window to front aspect, two radiators, bi-fold doors, laminate flooring.

**Kitchen**

19' x 11' 1" ( 5.79m x 3.38m )

Double glazed window to rear aspect, a range of wall and base units with complimenting worktops, range style cooker, gas hob and extractor fan, sink unit, radiator, integrated dishwasher, integrated washing machine, laminate floor.

**Conservatory**

12' 11" x 12' ( 3.94m x 3.66m )

**Bedroom 1**

12' 6" x 12' 2" ( 3.81m x 3.71m )

Double glazed window to front aspect, radiator, laminate floor.

**Bedroom 2**

12' 8" x 9' 3" ( 3.86m x 2.82m )

Double glazed window to front aspect, laminate floor, radiator.

**Bedroom 3**

11' 2" x 9' 10" ( 3.40m x 3.00m )

Double glazed window to rear aspect, radiator, laminate floor.

**Bedroom 4**

10' 10" x 7' 11" ( 3.30m x 2.41m )

Double glazed window to rear aspect, radiator, laminate floor.

**Bedroom 5**

9' 8" x 6' 7" ( 2.95m x 2.01m )

Double glazed window to front aspect, radiator, laminate floor.

**Bathroom**

Paneled bath, wc, wash hand basin, radiator.

**Shower Room**

Shower cubicle, wc, wash hand basin, radiator.

**Exterior**

**Front Garden**

To the front of the property is a driveway, double garage, lawn areas.

**Rear Garden**

To the rear of the property is a lawn area, decking area, side access.



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## Lichfield Way, Broxbourne

- Five bedrooms
- Extended semi detached family home
- Two reception rooms
- Conservatory
- Driveway and garage

Tenure: Freehold EPC Rating: C

**£665,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
BRX108790 - 0005

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william h brown



**01992 464174**



[Broxbourne@williamhbrown.co.uk](mailto:Broxbourne@williamhbrown.co.uk)



47 High Road, BROXBOURNE, Hertfordshire,  
EN10 7HX



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**