



Mckenzie Road, Broxbourne EN10 7JH

welcome to

Mckenzie Road, Broxbourne

OPEN DAY BY APPOINTMENT ONLY 9TH NOVEMBER 12PM-2PM

William H Brown have great pleasure in bringing to the market this charming extended four bedroom semi-detached family home situated on one of Broxbournes most premium roads. An early viewing is a must!

Accommodation Comprises Of: Entrance Hall

Column radiators, storage cupboard, original floorboards.

Cloakroom

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

Lounge

15' 4" Max into bay window x 12' 2" max (4.67m Max into bay window x 3.71m max)
Bay window to front aspect, column radiator, original floorboards, wood burner.

Dining Room

11' 11" x 11' 7" (3.63m x 3.53m)
Original floorboards, fireplace.

Kitchen

12' 11" x 7' 11" (3.94m x 2.41m)
Double glazed window to side aspect, space for range oven, double glazed door to rear aspect, plumbing for washing machine, tiled floor, part tiled walls, a range of wall and base units with complimenting worktops.

Conservatory

11' 11" x 9' 8" (3.63m x 2.95m)
Double glazed door to rear aspect.

Bedroom 1

15' 9" Max into bay window x 11' 4" (4.80m Max into bay window x 3.45m)
Double glazed window to front aspect, shutter blinds, original floorboards, column radiator.

Bedroom 2

12' x 11' 4" (3.66m x 3.45m)
Double glazed window to rear aspect, shutter blinds, radiator, original floorboards.

Bedroom 3

8' 3" x 7' 7" (2.51m x 2.31m)
Double glazed window to front aspect, shutter blinds, radiator, original floorboards.

Bedroom 4

17' 3" Max into Wardrobe x 12' 7" Max into wardrobe (5.26m Max into Wardrobe x 3.84m Max into wardrobe)
Double glazed window to rear aspect, four storage cupboards.

Bathroom

Double glazed window to rear aspect, paneled bath, laminate floor, wc, double glazed window to side aspect, wash hand basin, part tiled walls.

Exterior Front Garden

To the front of the property is a driveway.

Rear Garden

To the rear of the property is a garage, lawn area, shed/potting shed.





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Mckenzie Road, Broxbourne

- Four bedrooms
- Sought after road in central Broxbourne
- Drive and garage
- Walking distance to Broxbourne train station
- Close proximity to highly regarded local schools

Tenure: Freehold EPC Rating: E

offers in excess of

£650,000



Total floor area 148.9 m² (1,602 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Property Ref:
BRX108814 - 0004

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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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