



Mckenzie Road, Broxbourne EN10 7JH

welcome to

Mckenzie Road, Broxbourne

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



**Accommodation Comprises Of:
Entrance Porch**

Double glazed window to side aspect, tiled floor.

Entrance Hall

Two double glazed windows to side aspect, radiator, three storage cupboards.

Lounge

15' 4" Max into bay window x 12' (4.67m Max into bay window x 3.66m)

Double glazed window to front aspect, radiator.

Dining Room

11' 11" max x 11' 7" max (3.63m max x 3.53m max)

Radiator.

Kitchen

9' 1" x 8' (2.77m x 2.44m)

Double glazed window to side aspect, part tiled walls, vinyl floor, a range of wall and base unit with complimenting worktops, space for cooker, plumbing for washing machine.

Conservatory

13' 8" x 6' 7" (4.17m x 2.01m)

Laminate floor

Bedroom 1

15' 11" max x 11' 3" max (4.85m max x 3.43m max)

Double glazed window to front aspect, fitted wardrobe, radiator.

Bedroom 2

12' 2" max x 11' 3" max (3.71m max x 3.43m max)

Double glazed window to rear aspect, radiator, fitted wardrobe.

Bedroom 3

8' 2" max x 7' 6" max (2.49m max x 2.29m max)

Double glazed window to front aspect, radiator.

Bedroom 4

9' 10" x 7' 10" (3.00m x 2.39m)

Double glazed window to rear aspect, radiator,

laminate floor, storage cupboard.

Bedroom 5

9' 10" x 7' 3" (3.00m x 2.21m)

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

Bathroom

Double glazed window to rear aspect, paneled bath, wash hand basin, storage cupboard, radiator, tiled walls.

Wc

Double glazed window to side aspect, wc, part tiled walls.

Exterior

Rear Garden

To the rear to the property is a side access, lawn area, patio area, shed, summer house, pond, garage.



view this property online williamhbrown.co.uk/Property/BRX108014



welcome to

Mckenzie Road, Broxbourne

- Five bedrooms
- Chain free
- Garage
- Lovely rear garden which is secluded
- Fantastic opportunity to put your mark on a home

Tenure: Freehold EPC Rating: D

£650,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/BRX108014](https://www.williamhbrown.co.uk/Property/BRX108014)



Property Ref:
BRX108014 - 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.

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.



william h brown



01992 464174



Broxbourne@williamhbrown.co.uk



47 High Road, BROXBOURNE, Hertfordshire,
EN10 7HX



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)