





Lammasmead, Broxbourne EN10 6HY



# welcome to

# Lammasmead, Broxbourne

William H Brown are delighted to bring to market this lovely presented four bedroom family home in a popular residential location in Broxbourne. An early viewing is highly recommend to avoid missing out!













# **Accommodation Comprises Of: Entrance Porch**

Wood flooring, radiator.

#### Cloakroom

Radiator, wc, wash hand basin, tiled floor.

### Lounge

25' 5" max x 9' 5" max ( 7.75m max x 2.87m max ) Patio doors, wood flooring, radiator.

## **Dining Room**

13' max x 8' 7" max ( 3.96m max x 2.62m max ) Double glazed window to front aspect, radiator, storage cupboard.

#### Kitchen

18' 4" x 7' 1" ( 5.59m x 2.16m )

Double glazed window to rear aspect, double glazed door to rear aspect, a range of wall and base units with complimenting worktops, space for range oven, space for fridge freezer, laminate floor, sink unit, plumbing for washing machine.

### Landing

Access to the loft, two storage cupboards.

### **Bedroom 1**

11' 9" max x 11' 6" max ( 3.58m max x 3.51m max ) Double glazed window to front aspect, laminate floor, storage cupboard, radiator, fitted wardrobe.

#### **Bedroom 2**

12' 3" max x 9' 10" max ( 3.73m max x 3.00m max ) Double glazed window to front aspect, laminate floor, radiator.

#### **Bedroom 3**

9' 1" x 6' 9" ( 2.77m x 2.06m )

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

### **Bathroom**

Double glazed window to rear aspect, paneled bath, radiator, wash hand basin, laminate floor, tiled walls,

WC.

# **Exterior Front Garden**

To the front of the property is a driveway.

#### Rear Garden

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





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- Driveway
- Four bedrooms
- Nice rear garden
- Open plan living/dining room
- Kitchen

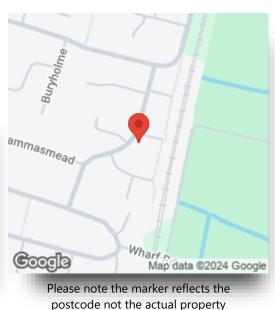
Tenure: Freehold EPC Rating: D

£465,000









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Property Ref: BRX108851 - 0002 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 quidance 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.







01992 464174



Broxbourne@williamhbrown.co.uk



47 High Road, BROXBOURNE, Hertfordshire, EN10 7HX



williamhbrown.co.uk

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