



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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Lammasmead, Broxbourne

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

Tenure: Freehold EPC Rating: D

£465,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
BRX108851 - 0002

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