









welcome to

Old Nazeing Road, Broxbourne

William H Brown are delighted to bring to the market this spacious, detached three bedroom family home situated on one of Broxbournes most popular roads. An early viewing is a must!

Accommodation Comprises Of: Entrance Porch

Radiator

Cloakroom

Double glazed window to front aspect, wc, wash hand basin, radiator.

Lounge

24' 2" Max x 18' 2" Max (7.37m Max x 5.54m Max)
Double glazed window to front aspect, patio doors, two radiators.

Kitchen

9' x 8' (2.74m x 2.44m)

Double glazed window to rear aspect, double glazed door to rear aspect, integrated fridge freezer, tiled floor, a range of wall and base units with complimenting worktops, integrated oven, gas hob.

Conservatory

12' 8" x 11' 6" (3.86m x 3.51m) Tiled floor, french doors.

Landing

Double glazed window to side aspect, access to the loft, radiator.

Bedroom 1

13' 11" max into wardrobe x 9' 3" (4.24m max into wardrobe x 2.82m)

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

Bedroom 2

wardrobe.

10' 10" max x 9' 5" (3.30m max x 2.87m) Double glazed window to rear aspect, radiator, fitted

Bedroom 3

8' 8" x 7' 11" (2.64m x 2.41m) Double glazed window to front aspect, radiator.

Bathroom

Double glazed window to rear aspect, paneled bath, wc, tiled floor, tiled walls.

Exterior Front Garden

To the front of the property is a driveway.

Rear Garden

To the rear of the property is a patio area, lawn area.





















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Old Nazeing Road, Broxbourne

- Detached family home
- Three bedrooms
- Chain free
- Driveway and garage
- Close to Broxbourne station

Tenure: Freehold EPC Rating: D

Council Tax Band: E

£575,000



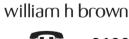
Total floor area 104.0 m² (1,119 sq.ft.) approx

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: BRX108400 - 0004 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.





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