



Macers Lane, Broxbourne EN10 6EE

welcome to

Macers Lane, Broxbourne

William H Brown are pleased to bring to the market this lovely extended three bedroom family home to the market, situated in a popular residential location. A viewing is a must!

Accommodation Comprises Of: Entrance Hall

Laminate floor, radiator, storage cupboard.

Cloakroom

Double glazed window to front aspect, tiled floor, part tiled walls, wc, wash hand basin.

Study

6' 8" max x 4' 7" max (2.03m max x 1.40m max)

Laminate floor.

Dining Room / Lounge

32' 10" max x 11' 9" max (10.01m max x 3.58m max)

Lounge

Double glazed window to front aspect, laminate floor, two radiators.

Dining Room

Laminate floor. french doors, radiator.

Kitchen / Diner

17' 9" x 13' (5.41m x 3.96m)

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

Landing

Storage cupboard, loft access.

Bedroom 1

11' 10" x 10' 10" (3.61m x 3.30m)

Double glazed window to front aspect, radiator.

Bedroom 2

10' 11" max x 10' 8" max (3.33m max x 3.25m max)

Double glazed window to rear aspect, radiator.

Bedroom 3

9' 10" x 7' 9" (3.00m x 2.36m)

Double glazed window to front aspect, radiator.

Bathroom

Double glazed window to rear aspect, corner shower cubicle, chrome heated radiator, wc, wash hand basin, radiator, tiled floor, part tiled walls.

Exterior

Front Garden

To the front of the property is a pathway leading to the entrance.

Rear Garden

To the rear of the property is a pathway, lawn area, shed. This is also a south facing garden.





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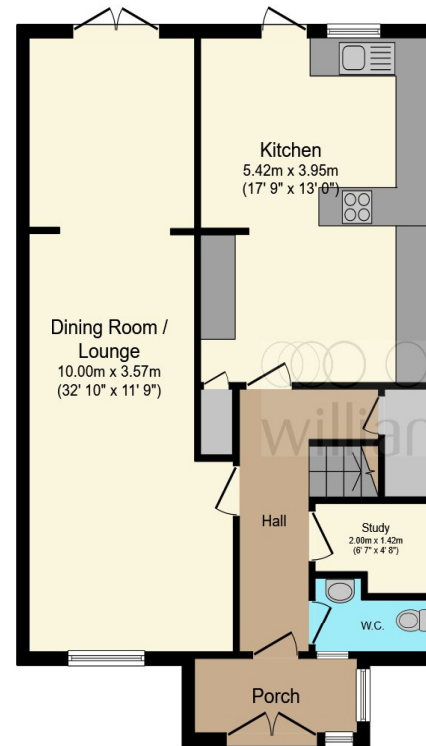
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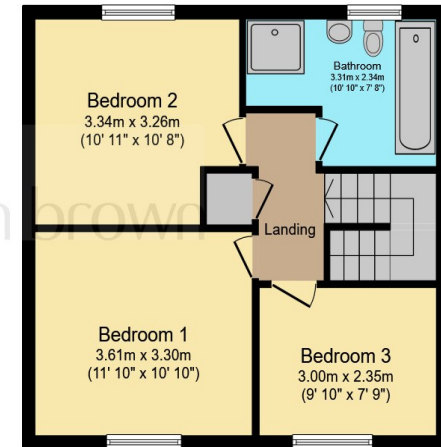
- Extended family home
- Three bedrooms
- Large kitchen diner
- Study
- Family bathroom and downstairs wc

Tenure: Freehold EPC Rating: C

£435,000



Ground Floor



First Floor

Total floor area 116.6 m² (1,255 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:
BRX108919 - 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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