



**Alexis Row, Broxbourne EN10 7FJ**



**welcome to**

## **Alexis Row, Broxbourne**

William H Brown are delighted to bring to the market this stunning and unique three bedroom family home situated in the heart of Broxbourne within a short walk from Broxbourne train station and close to all highly regarded local schools. An internal viewing is an absolute must!

### **Accommodation Comprises Of: Entrance Hall**

wood floor, storage cupboard.

### **Cloakroom**

wood floor, part tiled wall, wash hand basin, wc.

### **Lounge**

16' 3" Max x 13' 9" Max ( 4.95m Max x 4.19m Max )  
Double glazed window to rear aspect, wood floor,  
under floor heating, purpose-built AV  
cupboard/cabinet, speakers in the lowered ceilings.

### **Kitchen/Diner/Living Room**

34' max x 16' 4" max ( 10.36m max x 4.98m max )  
A range of wall and base units with complementing  
worktops, integrated oven, integrated dishwasher,  
integrated fridge freezer, wood floor, patio doors to  
front aspect, two storage cupboards, multiple  
speakers in lowered ceiling.

### **Bedroom 1**

27' 3" max x 16' 3" max ( 8.31m max x 4.95m max )  
Double glazed velux window to rear aspect, wood  
floor, storage cupboard, dressing area.

### **En-Suite**

Tiled floor, part tiled walls, walk in wardrobe, wc,  
wash hand basin, chrome heated radiator.

### **Bedroom 2**

16' 4" max x 10' 8" max ( 4.98m max x 3.25m max )  
Double glazed window to front aspect, wood floor.

### **Bedroom 3**

16' 4" max x 14' 3" max ( 4.98m max x 4.34m max )  
Double glazed window to rear aspect, wood floor.

### **Bathroom**

Tiled floor, paneled bath, tiled walls, wc, wash hand  
basin, chrome heated radiator.

### **Second Floor Landing**

Storage cupboard.

### **Exterior Front Garden**

To the front of the property is a landscaped front  
garden.

### **Rear Garden**

To the rear of the property is artificial grass area,  
Private Gate leading to a covered Carport and  
Parking Space.

### **Exterior**

To the front and rear are landscaped gardens, a car  
port and parking





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## Alexis Row, Broxbourne

- Three Bedrooms, able to reconfigured to four bedrooms
- Stunning kitchen/dining area
- Large spacious living room
- Under floor heating throughout
- Carport and parking

Tenure: Freehold EPC Rating: C

offers in excess of

**£750,000**



Total floor area 193.7 m<sup>2</sup> (2,085 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](http://www.focalagent.com)

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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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