



Silverfield, Broxbourne EN10 6PD

welcome to

Silverfield, Broxbourne

William H Brown are delighted to bring to the market this stunning, substantial and spacious five bedroom extended semi detached property situated in a very popular Broxbourne location. An early viewing is a must!

Accommodation Comprises Of:

Entrance Hall

Radiator, laminate floor, storage cupboard.

Cloakroom

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

Study/Tv Room

14' 6" max x 12' 7" max (4.42m max x 3.84m max)
Double glazed window to front aspect, radiator, laminate floor.

Lounge

24' 5" max x 11' 8" max (7.44m max x 3.56m max)
Double glazed window to front aspect, laminate floor, radiator, double glazed window to rear aspect, double glazed door to rear aspect.

Kitchen

23' max x 11' 3" max (7.01m max x 3.43m max)
Two double glazed windows to rear aspect, double glazed door to rear aspect, a range of wall and base units with complimenting worktops, laminate floor, integrated oven, gas hob, storage cupboard, sink unit.

Landing

Access to the loft.

Bedroom 1

14' 6" x 11' 4" (4.42m x 3.45m)
Double glazed window to rear aspect, radiator.

Bedroom 2

12' 3" x 9' 1" (3.73m x 2.77m)
Double glazed window to rear aspect, radiator, built in wardrobe.

Bedroom 3

14' 1" x 9' 1" (4.29m x 2.77m)
Double glazed window to front aspect, radiator, built in wardrobe.

Bedroom 4

10' 4" x 8' 10" (3.15m x 2.69m)
Double glazed window to front aspect, radiator.

En-Suite

Double glazed window to front aspect, paneled bath, chrome heated radiator, wash hand basin, wc, tiled walls, tiled floor.

Bathroom

Double glazed window to front aspect, chrome heated radiator, paneled bath, storage cupboard, tiled floor, tiled walls, wc, wash hand basin.

Bedroom 5

14' 7" x 14' (4.45m x 4.27m)
Double glazed window to rear aspect, radiator.

Exterior Front Garden

To the front of the property is a driveway and garage.

Rear Garden

To the rear of the property is a decked area, lawn area, side access to the property.





view this property online williamhbrown.co.uk/Property/BRX109035



welcome to

Silverfield, Broxbourne

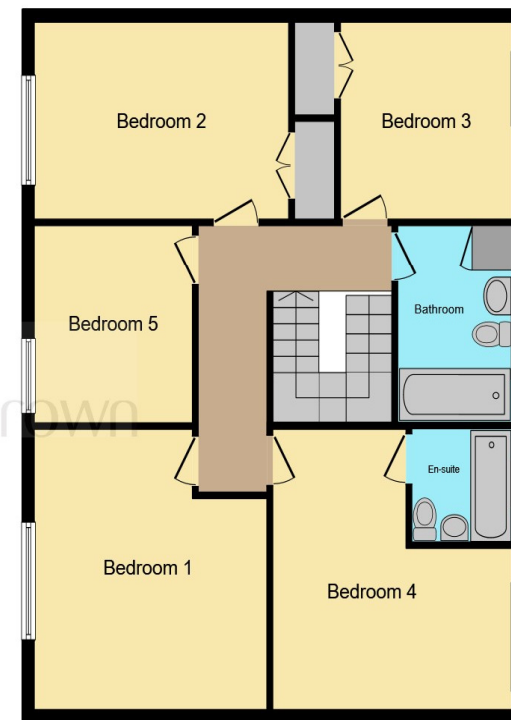
- Extended semi detached family home
- Five bedrooms
- Family bathroom, en-suite and downstairs wc
- Garage and driveway for multiple cars
- Lovely rear garden

Tenure: Freehold EPC Rating: C

£650,000



Ground Floor



First Floor

Total floor area 171.9 m² (1,850 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

view this property online williamhbrown.co.uk/Property/BRX109035



Property Ref:
BRX109035 - 0006

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.

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.



william h brown



01992 464174



Broxbourne@williamhbrown.co.uk



47 High Road, BROXBOURNE, Hertfordshire,
EN10 7HX



williamhbrown.co.uk