



**The Oval, Broxbourne EN10 6DQ**

**welcome to**

## **The Oval, Broxbourne**

William h Brown are delighted to offer for sale this CHAIN FREE EXTENDED four bedroom detached family home which boasts a Ground floor shower room, two reception rooms, kitchen, first floor bathroom, unoverlooked rear garden, double garage & driveway providing off street parking. Viewing is a must.

### **Accommodation Comprises**

**Entrance Porch**

**Entrance Hall**

**Sitting Room**

25' 5" x 11' 10" ( 7.75m x 3.61m )

**Dining Room**

17' 9" x 8' 5" ( 5.41m x 2.57m )

**Kitchen**

15' 2" x 10' 3" ( 4.62m x 3.12m )

**Inner Lobby**

**Ground Floor Shower Room**

**First Floor Landing**

**Bedroom 1**

14' 1" into Alcove x 11' 3" ( 4.29m into Alcove x 3.43m )

**Bedroom 2**

11' 5" x 11' 3" Into Door Recess ( 3.48m x 3.43m Into Door Recess )

**Bedroom 3**

10' 2" x 8' 8" ( 3.10m x 2.64m )

**Bedroom 4**

9' 9" Into Door Recess x 7' 2" ( 2.97m Into Door Recess x 2.18m )

**Family Bathroom**

**Exterior**

**Rear Garden**

**Double Garage**

17' 2" x 16' 11" ( 5.23m x 5.16m )





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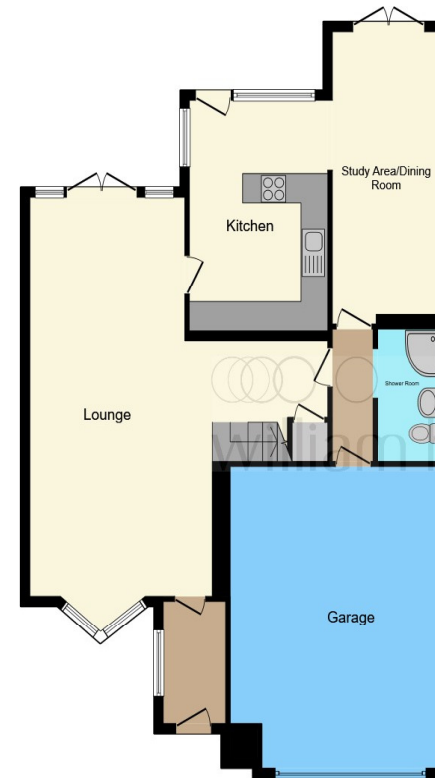
## The Oval, Broxbourne

- EXTENDED DETACHED FAMILY HOME
- GROUND FLOOR SHOWER ROOM
- TWO RECEPTION ROOMS
- KITCHEN
- FIRST FLOOR FAMILY BATHROOM

Tenure: Freehold EPC Rating: D

guide price

**£675,000**



**Ground Floor**



**First Floor**

Total floor area 164.7 m<sup>2</sup> (1,773 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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Property Ref:  
BRX109089 - 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.



**william h brown**



**01992 464174**



[Broxbourne@williamhbrown.co.uk](mailto:Broxbourne@williamhbrown.co.uk)



47 High Road, BROXBOURNE, Hertfordshire,  
EN10 7HX



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**