



Robinia Road, Broxbourne EN10 6GE

welcome to

Robinia Road, Broxbourne

William H Brown are delighted to bring to the market this lovely four bedroom mid terrace family home situated in popular Broxbourne. An early internal viewing is highly recommended to avoid missing out.

Accommodation Comprises Of: Entrance Hall

Storage cupboard, radiator, laminate floor.

Cloakroom

Wash hand basin, tiled floor, wc, radiator.

Lounge

14' 8" x 12' 1" (4.47m x 3.68m)

Shutter blinds, french doors, laminate floor.

Kitchen

14' x 8' 1" (4.27m x 2.46m)

Double glazed window to front aspect, shutter blinds, vertical radiator, sink unit, laminate floor, a range of wall and base units with complimenting worktops, integrated oven, space for fridge freezer.

Landing

Storage cupboard, radiator.

Bedroom 1

23' 10" max x 11' 3" max (7.26m max x 3.43m max)

Access to the loft, double glazed window to rear aspect, shutter blinds, double glazed velux window to front aspect, two radiators, storage cupboards.

En-Suite

Shower cubicle, wc, wash hand basin, double glazed velux window to front aspect, laminate floor, radiator, part tiled walls.

Bedroom 2

14' 9" max x 11' 4" max (4.50m max x 3.45m max)

Two double glazed windows to front aspect, shutter blinds, radiator, laminate floor.

Bedroom 3

11' 2" x 8' 1" (3.40m x 2.46m)

Double glazed window to rear aspect, shutter blinds, radiator.

Bedroom 4

7' 9" x 6' 4" (2.36m x 1.93m)

Double glazed window to rear aspect, shutter blinds, radiator, laminate floor.

Bathroom

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

Exterior Front Garden

To the front of the property is a pathway.

Rear Garden

To the rear of the property is a patio area, artificial grass, driveway, garage, electric vehicle charger on the driveway too.

Agents Notes:

There is an annual £300 development maintenance charge on this property.





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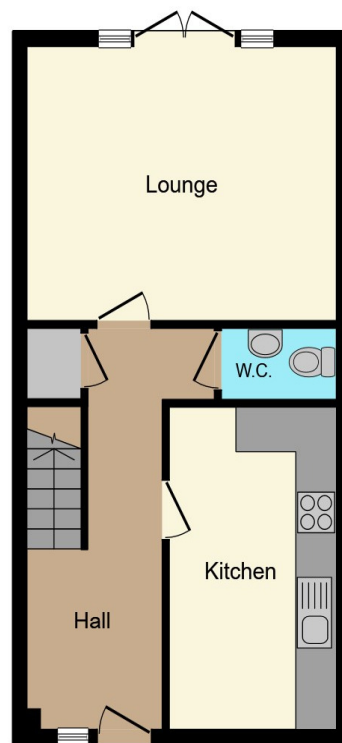
Robinia Road, Broxbourne

- Four bedrooms
- Lovely decor throughout
- Driveway and garage
- Popular residential location throughout
- Living room

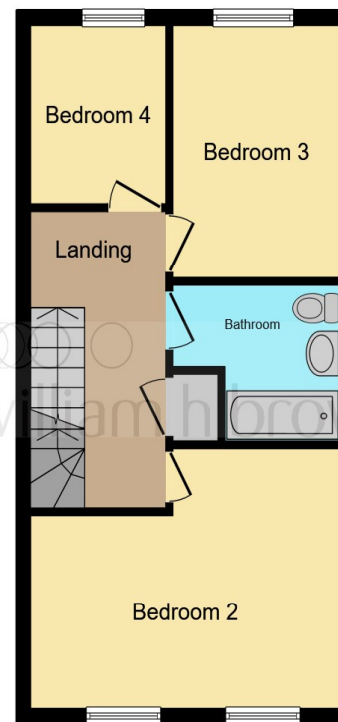
Tenure: Freehold EPC Rating: Awaited

offers in excess of

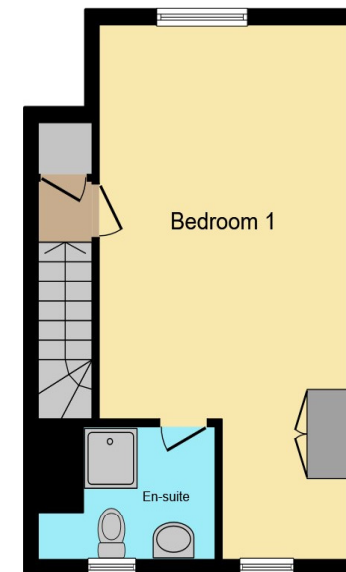
£460,000



Ground Floor



First Floor



Second Floor

Total floor area 115.9 m² (1,247 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:
BRX108785 - 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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