



**Wentworth Cottages, Broxbourne EN10 6QJ**



**welcome to**

## **Wentworth Cottages, Broxbourne**

William H Brown have great pleasure in bringing to the market this absolutely stunning, rarely available two bedroom period home to the market, situated in a highly sought after Broxbourne location. This home is a rare gem and an early viewing is a must!

### **Accommodation Comprises Of:**

#### **Lounge**

11' 9" x 10' 8" ( 3.58m x 3.25m )

Double glazed window to rear aspect, double glazed window to front aspect, laminate floor, radiator.

#### **Kitchen**

11' 8" max x 10' 8" max ( 3.56m max x 3.25m max )

Double glazed window to front aspect, double glazed window to rear aspect, a range of wall and base units with complimenting worktops, vinyl floor, space for fridge freezer, plumbing for washing machine.

#### **Landing**

Access to the loft, radiator.

#### **Bedroom 1**

11' 9" x 10' 8" ( 3.58m x 3.25m )

Double glazed window to rear aspect, double glazed window to front aspect, radiator, laminate floor.

#### **Bedroom 2**

10' 9" x 8' 5" ( 3.28m x 2.57m )

Double glazed window to rear aspect, double glazed window to front aspect, storage cupboard, radiator.

#### **Bathroom**

Double glazed window to rear aspect, shower cubicle, wash hand basin, wc, vinyl floor, radiator.

#### **Exterior**

##### **Front Garden**

To the front is a well maintained garden complete with a pathway.

##### **Rear Garden**

To the rear of the property is a patio area, lawn area, convenient secondary access at the rear of the

property.

### **Agents Notes:**

This is a listed property, but we are currently awaiting information from the vendor to find out which grade it is.





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## Wentworth Cottages, Broxbourne

- Two bedrooms
- Living room
- Period home
- Rarely available sought after location
- Lovely secluded rear garden

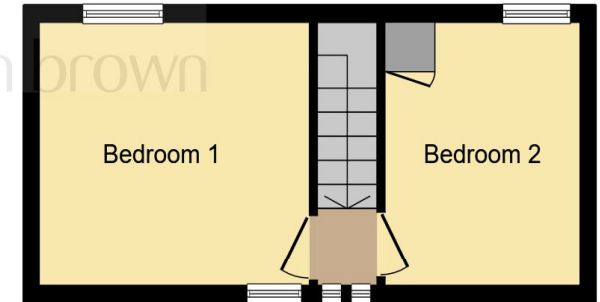
Tenure: Freehold EPC Rating: E

Council Tax Band: C

**£475,000**



Ground Floor



First Floor

Total floor area 51.2 m<sup>2</sup> (551 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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