



**Old Nazeing Road, Broxbourne EN10 6RW**



**welcome to**

**Old Nazeing Road, Broxbourne**

William H Brown are thrilled to bring to the market this lovely three bedroom family home situated on one of Broxbournes most popular roads, with stunning views backing onto woodland. An early viewing is a must.



## **Accommodation Comprises Of:**

### **Lounge**

13' 11" max into bay window x 12' 11" max ( 4.24m max into bay window x 3.94m max )  
Double glazed window to front aspect, radiator, gas fireplace.

### **Kitchen**

17' 2" x 9' 4" ( 5.23m x 2.84m )  
Bi-fold doors, a range of wall and base units with complimenting worktops, radiator, two double glazed windows to rear aspect, tiled floor, gas hob, integrated fridge freezer, integrated dishwasher, integrated oven.

### **Landing**

Double glazed window to front aspect, radiator.

### **Bedroom 1**

13' 5" max x 12' 1" max ( 4.09m max x 3.68m max )  
Double glazed window to rear aspect, velux window to front aspect, radiator.

### **En-Suite**

Double glazed window to rear aspect, tiled walls, tiled floor, corner shower cubicle, wc, wash hand basin, chrome heated radiator.

### **Bedroom 2**

13' 6" max x 10' 10" max ( 4.11m max x 3.30m max )  
Double glazed window to front aspect, radiator, fitted wardrobe.

### **Bedroom 3**

10' max x 8' 11" max ( 3.05m max x 2.72m max )  
Double glazed window to rear aspect, radiator.

### **Bathroom**

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

### **Exterior**

#### **Front Garden**

To the front of the property is a driveway

### **Rear Garden**

To the rear of the property is a patio area, side access, artificial grass, shed.



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## **Old Nazeing Road, Broxbourne**

- Three double bedrooms
- Stunning views into woodland to the rear
- Driveway
- Sought after location
- Lovely interior throughout

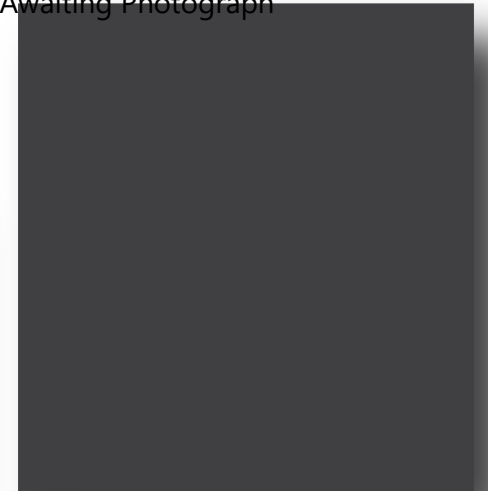
Tenure: Freehold EPC Rating: Awaited

Council Tax Band: C

**£565,000**



Awaiting Photograph



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
BRX109135 - 0005

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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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