



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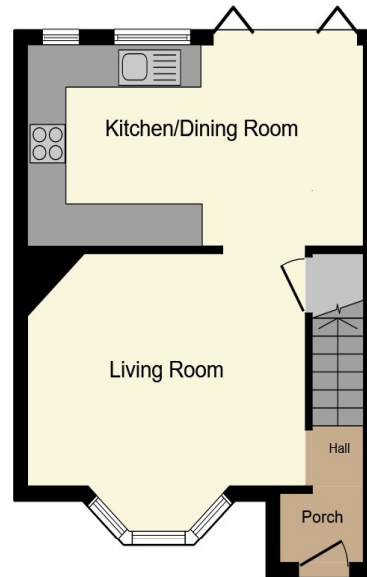
- Three double bedrooms
- Stunning views into woodland to the rear
- Driveway
- Sought after location
- Lovely interior throughout

Tenure: Freehold EPC Rating: D

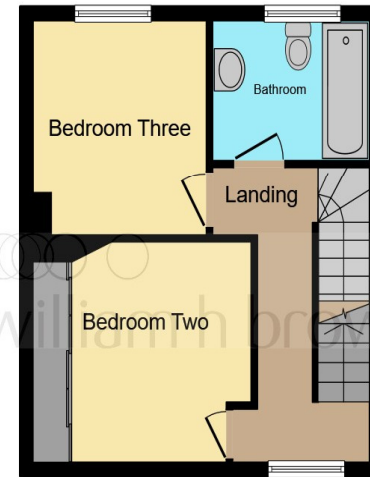
Council Tax Band: C

offers in excess of

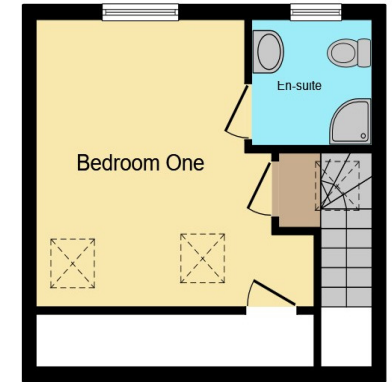
£550,000



Ground Floor



First Floor



Second Floor

Total floor area 90.6 m² (975 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:
BRX109135 - 0006

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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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