



Orchard Square, Broxbourne EN10 6JA

welcome to

Orchard Square, Broxbourne

William H Brown are delighted to bring to the market this charming extended three bedroom family home situated in a really popular Broxbourne location. An early viewing is a must.

Accommodation Comprises Of: Entrance Hall

Two double glazed windows to side aspect, laminate floor.

Lounge

13' 7" max x 11' 2" max (4.14m max x 3.40m max)
Double glazed window to front aspect, laminate floor, radiator.

Kitchen / Diner

18' 10" max x 16' 3" max (5.74m max x 4.95m max)
Double glazed window to rear aspect, french doors, plumbing for washing machine, a range of wall and base units with complimenting worktops, storage cupboard, tiled floor, part tiled walls, space for range cooker, integrated dishwasher, integrated fridge freezer.

Landing

Double glazed window to side aspect, access to the loft.

Bedroom 1

12' max x 9' 8" max (3.66m max x 2.95m max)
Double glazed window to front aspect, radiator.

Bedroom 2

9' 2" x 7' (2.79m x 2.13m)
Double glazed window to front aspect, radiator.

Bedroom 3

10' 8" x 8' 4" (3.25m x 2.54m)
Double glazed window to rear aspect, radiator.

Bathroom

Double glazed window to rear aspect, double glazed window to side aspect, paneled bath, wash hand basin, wc, radiator, tiled floor, part tiled walls.

Exterior Front Garden

To the front of the property is a driveway, side access.

Rear Garden

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





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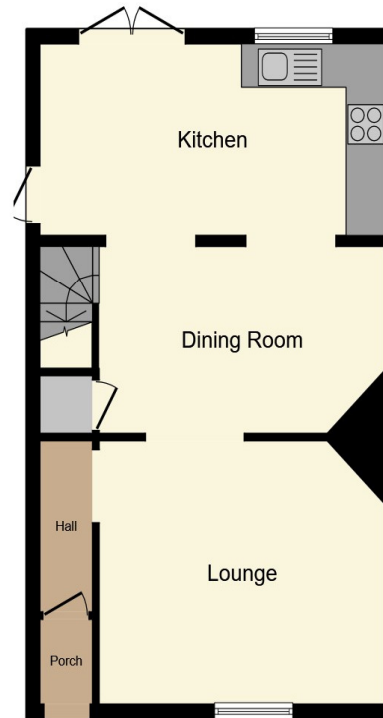
Orchard Square, Broxbourne

- ***OPEN DAY 17TH MAY 12-2***
- Three bedrooms
- Stunning interior throughout
- Out building
- Semi detached

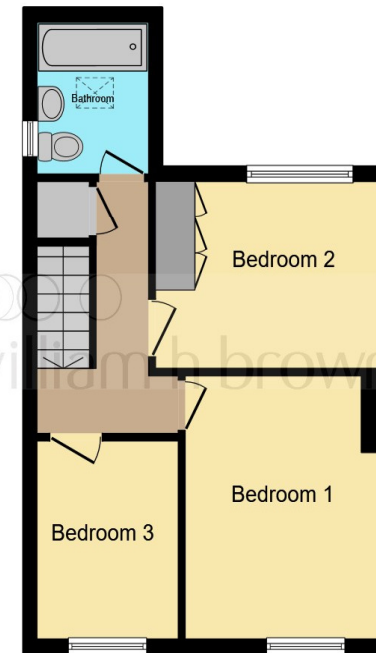
Tenure: Freehold EPC Rating: Awaited

Council Tax Band: D

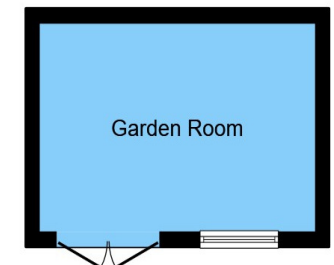
£500,000



Ground Floor



First Floor



Outbuilding

Total floor area 97.3 m² (1,047 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:
BRX109139 - 0002

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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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