



**The Canadas, Broxbourne EN10 6DP**



**welcome to**

## **The Canadas, Broxbourne**

William H Brown are delighted to bring to the market this spacious two bedroom family home situated in a popular residential location.

### **Accommodation Comprises Of:**

#### **Lounge**

13' 4" max x 12' 3" max ( 4.06m max x 3.73m max )  
Double glazed window to front aspect, laminate floor, radiator, storage cupboard.

#### **Kitchen**

12' 3" max x 9' 3" max ( 3.73m max x 2.82m max )  
Double glazed window to rear aspect, french doors, a range of wall and base units with complimenting worktops, laminate floor.

#### **Landing**

Access to the loft, storage cupboard.

#### **Bedroom 1**

9' 3" max x 7' 2" max ( 2.82m max x 2.18m max )  
Double glazed window to rear aspect, laminate floor.

#### **Bedroom 2**

12' 4" x 10' 2" ( 3.76m x 3.10m )  
Double glazed window to front aspect, radiator.

#### **Bathroom**

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

#### **Exterior**

##### **Front Garden**

To the front of the property is a pathway.

##### **Rear Garden**

To the rear of the property is a patio area, garage, shed, rear access.





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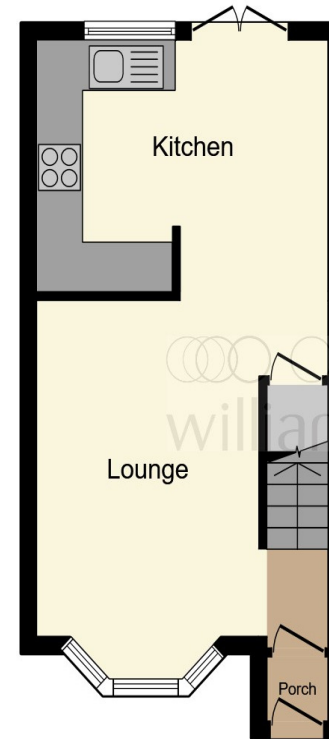
## The Canadas, Broxbourne

- Two bedrooms
- Close to Brookfield farm
- Family bathroom
- Popular location
- Living room

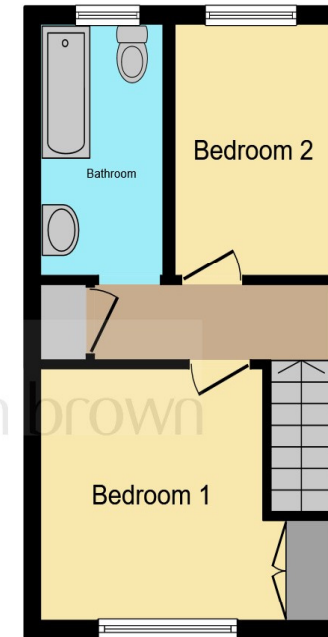
Tenure: Freehold EPC Rating: D

Council Tax Band: C

**£360,000**



**Ground Floor**



**First Floor**

Total floor area 55.5 m<sup>2</sup> (597 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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Property Ref:  
BRX109107 - 0003

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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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