



Cozens Lane East, Broxbourne EN10 6PX

welcome to

Cozens Lane East, Broxbourne

William H Brown are delighted to bring to the market this lovely chain free, three bedroom family home situated in a really popular location in Broxbourne. An early viewing is a must!

Accommodation Comprises Of: Entrance Hall

Stairs to first floor, radiator.

Cloakroom

Double glazed window to front aspect, wash hand basin, radiator, wc.

Lounge

17' 7" x 10' 6" (5.36m x 3.20m)

Door to rear aspect, radiator, solid bamboo floor.

Kitchen

15' 9" max x 11' 6" max (4.80m max x 3.51m max)

Double glazed window to front aspect, a range of wall and base units with complimenting granite worktops, storage cupboard, radiator, space for fridge freezer, plumbing for washing machine, sink unit, range cooker, extractor fan, granite flooring.

Landing

Storage cupboard, radiator.

Bedroom 1

12' 10" max x 11' 7" max (3.91m max x 3.53m max)

Double glazed window to front aspect, radiator, solid bamboo floor.

En-Suite

wc, shower cubicle, tiled walls, wash hand basin, radiator, tiled floor.

Bedroom 2

13' 5" max x 8' 6" max (4.09m max x 2.59m max)

Double glazed window to rear aspect, radiator, solid bamboo floor.

Bedroom 3

9' 11" x 8' 10" (3.02m x 2.69m)

Fitted wardrobes, double glazed window to rear, radiator, solid bamboo floor.

Bathroom

Double glazed window to front aspect, wc, tiled enclosed bath, wash hand basin, radiator, tiled floor, tiled floor.

Exterior Front Garden

To the front of the property is a driveway.

Rear Garden

To the rear of the property is a patio area, lawn area, shed has full lighting and electricity doubles up as an out-of-house office.





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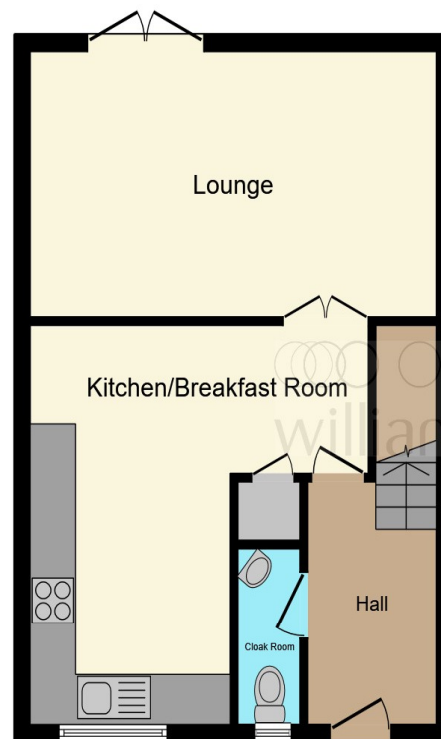
Cozens Lane East, Broxbourne

- End of terrace
- Three bedrooms
- Stunning interior throughout
- Driveway
- Popular central Broxbourne location

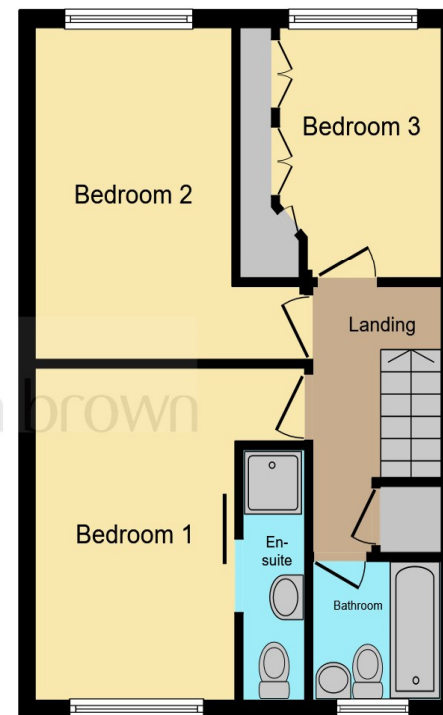
Tenure: Freehold EPC Rating: C

Council Tax Band: D

£475,000



Ground Floor



First Floor

Total floor area 86.8 m² (934 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:
BRX109119 - 0004

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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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