



**Bourne Close, Broxbourne EN10 7NE**



**welcome to**

## **Bourne Close, Broxbourne**

William H Brown are thrilled to bring to the market this chain free substantial and spacious three bedroom semi-detached family home located in one of Broxbournes most premium cul-de-sacs which occupies a corner plot. An early viewing is a must!

### **Accommodation Comprises Of: Entrance Hall**

Storage cupboard, two radiators, laminate floor.

### **Cloakroom**

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

### **Lounge**

12' 6" max into window x 11' 4" max into cupboard ( 3.81m max into window x 3.45m max into cupboard )  
Double glazed window to front aspect, radiator, laminate floor.

### **Dining Room**

12' 11" max x 10' 10" max into french doors ( 3.94m max x 3.30m max into french doors )  
Laminate floor, french doors.

### **Kitchen / Diner**

15' 5" max into rear window x 14' 9" max into cupboard ( 4.70m max into rear window x 4.50m max into cupboard )  
Double glazed door to rear aspect, two double glazed windows to rear aspect, a range of wall and base units with complimenting worktops, integrated oven, tiled floor, radiator.

### **Bedroom 1**

13' max into front window x 10' 9" max into wardrobe ( 3.96m max into front window x 3.28m max into wardrobe )  
Double glazed window to rear aspect, radiator.

### **Bedroom 2**

12' 10" x 10' 10" ( 3.91m x 3.30m )  
Double glazed window to front aspect, radiator, fitted wardrobe.

### **Bedroom 3**

12' 3" max into wardrobe x 6' 9" ( 3.73m max into wardrobe x 2.06m )  
Two double glazed windows to rear aspect, fitted wardrobe, radiator.

### **Bathroom**

Double glazed window to rear aspect, double glazed window to side aspect, loft access, tiled floor, tiled walls, radiator, shower cubicle.

### **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, garage.





***view this property online*** [williamhbrown.co.uk/Property/BRX109168](http://williamhbrown.co.uk/Property/BRX109168)



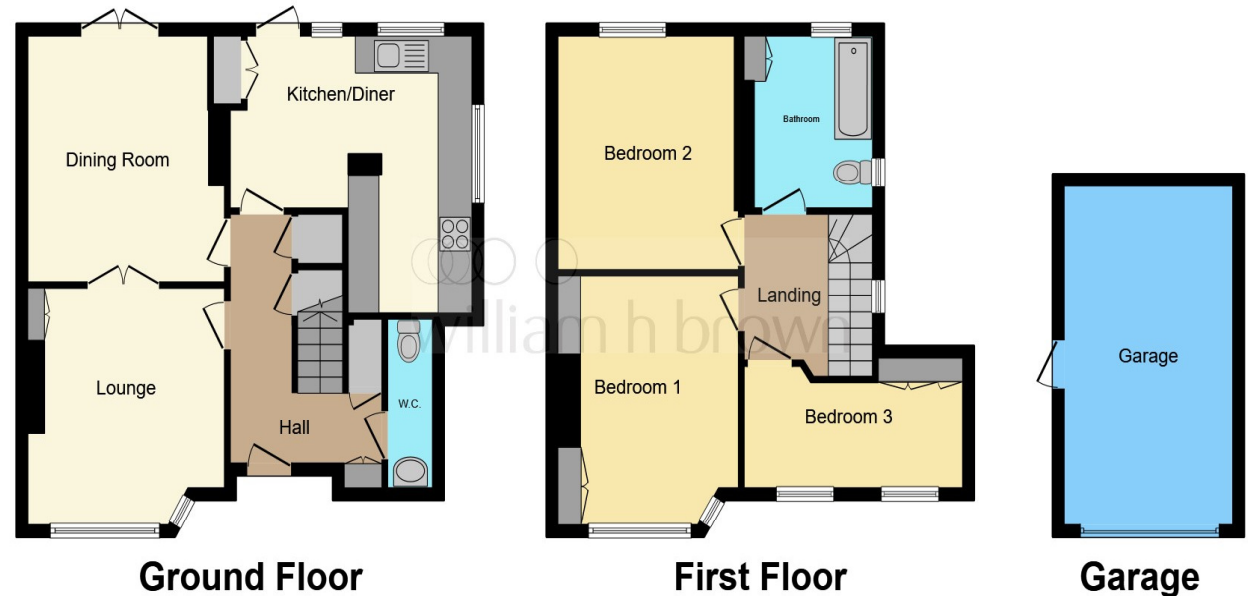
welcome to

## Bourne Close, Broxbourne

- Extended semi detached property
- Huge potential STPP
- Detached garage
- Side drive and rear drive
- Three bedrooms

Tenure: Freehold EPC Rating: C  
Council Tax Band: E

**£650,000**



Total floor area 119.2 m<sup>2</sup> (1,283 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)

view this property online [williamhbrown.co.uk/Property/BRX109168](http://williamhbrown.co.uk/Property/BRX109168)



Property Ref:  
BRX109168 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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.

  
william h brown



**01992 464174**



[Broxbourne@williamhbrown.co.uk](mailto:Broxbourne@williamhbrown.co.uk)



47 High Road, BROXBOURNE, Hertfordshire,  
EN10 7HX



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**