



Old Nazeing Road, Broxbourne EN10 6RG

welcome to

Old Nazeing Road, Broxbourne

William H Brown are delighted to bring to the market this stunning four bedroom detached family home situated on one of Broxbournes most popular roads. An internal viewing is a must!

Accommodation Comprises Of: Entrance Porch

Tiled floor.

Shower Cubicle

Chrome heated radiator, wc, walk in shower cubicle, wash hand basin, tiled walls, double glazed window to side aspect, storage cupboard, tiled floor.

Study

15' 1" x 12' 1" (4.60m x 3.68m)

Double glazed window to side aspect, double glazed window to front aspect, two radiators, wood flooring.

Lounge

22' 5" x 12' (6.83m x 3.66m)

Double glazed window to front aspect, two radiators, wood flooring.

Kitchen

29' 6" x 16' 3" (8.99m x 4.95m)

patio doors, integrated fridge freezer, tiled floor, island, a range of wall and base units with complimenting worktops, underfloor heating, integrated dishwasher, hob.

Landing

Access to the loft, double glazed window to rear aspect, wood flooring.

Bedroom 1

14' 10" x 7' 2" (4.52m x 2.18m)

Double glazed window to front aspect, wood flooring, radiator.

Bedroom 2

16' 5" max into wardrobe x 12' 7" (5.00m max into wardrobe x 3.84m)

Double glazed window to front aspect, wood flooring, fitted wardrobe, radiator.

Bedroom 3

15' 3" x 12' 1" (4.65m x 3.68m)

Double glazed window to front aspect, wood flooring, radiator, fitted wardrobe.

Bedroom 4

12' 5" x 6' (3.78m x 1.83m)

Double glazed window to rear aspect, wood flooring, radiator.

Bathroom

Walk in shower cubicle, double glazed window to rear aspect, tiled walls, tiled floor, chrome heated radiator, wc, wash hand basin, storage cupboard.

Exterior Front Garden

To the front of the property is a driveway.

Rear Garden

To the rear of the property is a patio area, bbq, lawn area, side access.





view this property online williamhbrown.co.uk/Property/BRX108887



welcome to

Old Nazeing Road, Broxbourne

- Detached family home
- Four bedrooms
- Stunning rear garden
- Two bathrooms
- Stunning rear extension with open plan kitchen and living room

Tenure: Freehold EPC Rating: E

Council Tax Band: E

£950,000



Ground Floor



First Floor

Total floor area 189.0 m² (2,034 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

view this property online williamhbrown.co.uk/Property/BRX108887



Property Ref:
BRX108887 - 0004

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



47 High Road, BROXBOURNE, Hertfordshire,
EN10 7HX



williamhbrown.co.uk