



**New River Reach Pembroke Close, Broxbourne EN10 6JX**



**welcome to**

## **New River Reach Pembroke Close, Broxbourne**

William H Brown are delighted to bring to the market this rare and unique, chain free semi detached three bedroom bungalow situated in a beautiful location by the river.

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

Window to front aspect, radiator.

### **Lounge**

17' 9" x 11' 10" ( 5.41m x 3.61m )

Patio doors, radiator, fitted carpets.

### **Dining Room**

14' 1" x 9' 2" ( 4.29m x 2.79m )

Patio doors, radiator, fitted carpets.

### **Hallway**

Acces to the loft.

### **Kitchen**

11' 10" x 8' 10" ( 3.61m x 2.69m )

Window to front aspect, window to side aspect, a range of wall and base units with complimenting worktops, sink unit, space for oven, plumbing for washing machine, space for fridge freezer, laminate floor.

### **Bedroom 1**

15' 3" x 12' ( 4.65m x 3.66m )

Window to front aspect, radiator.

### **Bedroom 2**

11' 10" x 11' 2" ( 3.61m x 3.40m )

Window to rear aspect, radiator.

### **Bedroom 3**

11' 10" max x 8' 6" max ( 3.61m max x 2.59m max )

Wiindow to front aspect, fitted carpet, radiator.

### **Bathroom**

Window to side aspect, wc, wash hand basin, paneled bath, tiled floor, tiled walls.

### **Exterior Front Garden**

To the front of the property is a driveway, lawn area,

### **Rear Garden**

To the rear of the property is a lawn area, green house, garden shed.





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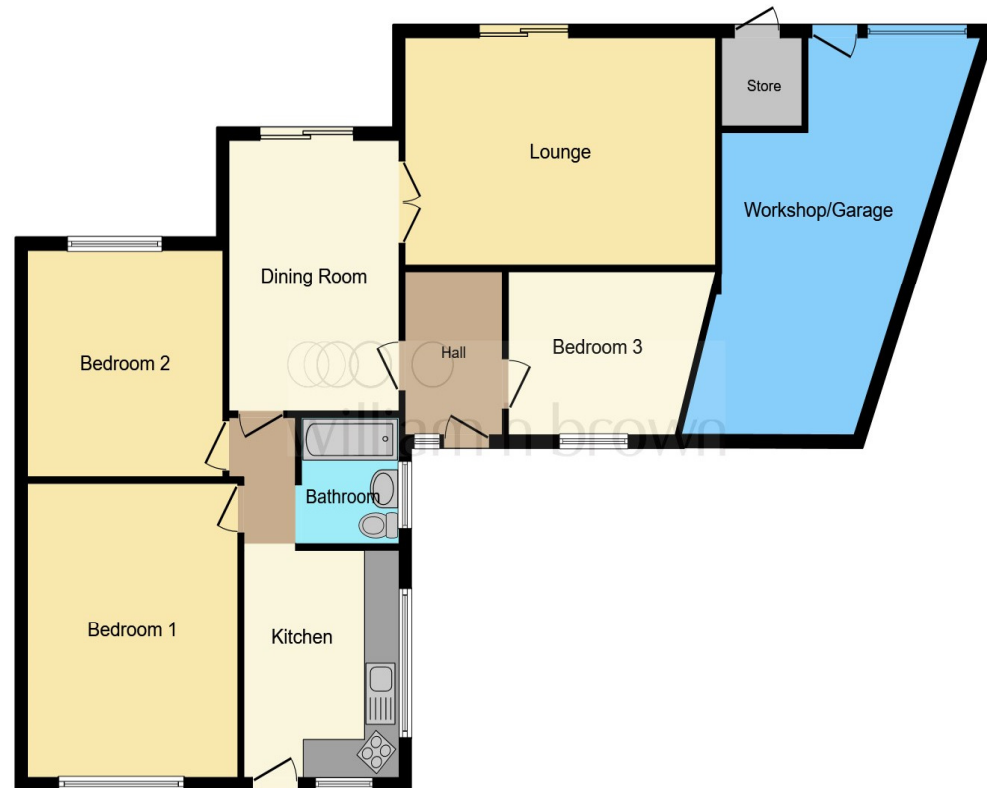
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## New River Reach Pembroke Close, Broxbourne

- Three bedrooms
- Stunning riverside location
- Plenty of potential STPP
- Drive and garage
- Secluded location

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

**£500,000**



Total floor area 115.7 m<sup>2</sup> (1,245 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:  
BRX109229 - 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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