



Robinia Road, Broxbourne EN10 6GE

welcome to

Robinia Road, Broxbourne

William H Brown are delighted to offer for sale, this stunning four bedroom semi-detached family home situated on an enviable plot within this sought after location adjacent to the Hertford Regional College and within easy reach of all local amenities and schools.

Accommodation Comprises Of: Entrance Hall

Laminate floor, radiator, storage cupboard.

Cloakroom

Tiled floor, radiator, wc, wash hand basin.

Lounge

15' 4" x 14' 2" (4.67m x 4.32m)

Two juliet balconies, laminate floor, radiator.

Dining Room

16' 4" x 8' 3" (4.98m x 2.51m)

Double glazed window to front aspect, laminate floor, radiator.

Kitchen

15' 4" x 11' 5" (4.67m x 3.48m)

Double glazed window to rear aspect, tiled floor, french doors, space for fridge freezer, integrated dishwasher, integrated oven, space for washing machine.

Bedroom 1

15' 4" x 13' 1" (4.67m x 3.99m)

Two double glazed windows to rear aspect, radiator, storage cupboard, fitted wardrobe, laminate floor.

En-Suite

Tiled floor, part tiled walls, radiator, wc, walk in shower cubicle.

Bedroom 2

15' 5" x 13' 2" (4.70m x 4.01m)

Two double glazed window to front aspect, two radiators.

Bedroom 3

11' 1" x 8' 9" (3.38m x 2.67m)

Double glazed window to rear aspect, laminate floor, radiator.

Bedroom 4

7' 10" x 6' 3" (2.39m x 1.91m)

Double glazed window to front aspect, radiator, laminate floor.

Bathroom

Tiled floor, part tiled walls, paneled bath, chrome heated radiator, wc, wash hand basin.

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, side access.





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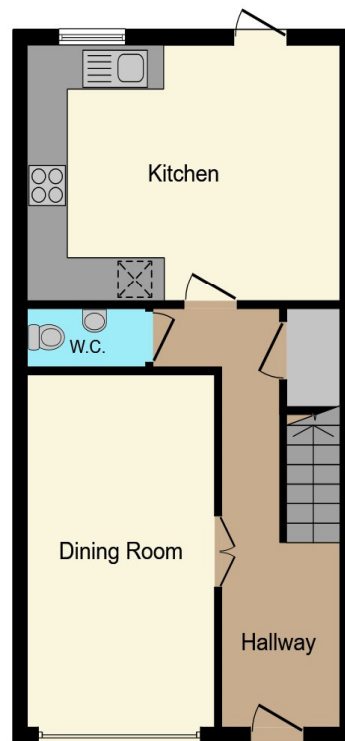
Robinia Road, Broxbourne

- Four bedrooms
- Family home with en-suite, main bathroom and wc
- Converted garage which gives an extra reception room
- Modern kitchen
- Modern decor throughout

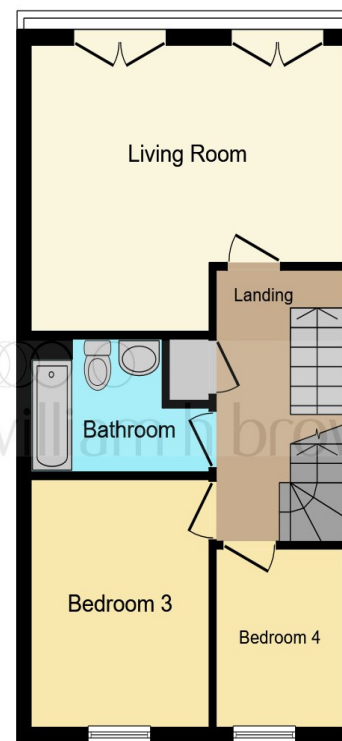
Tenure: Freehold EPC Rating: C

Council Tax Band: E

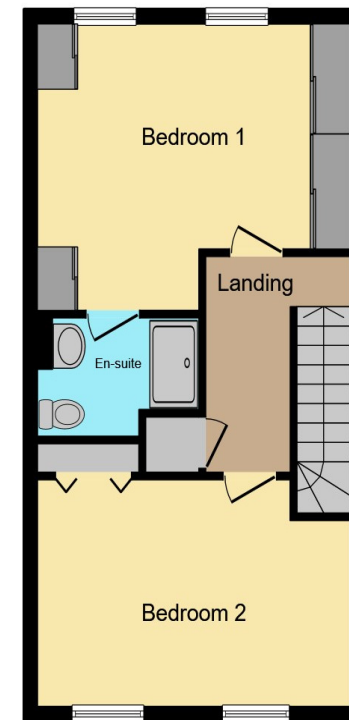
£510,000



Ground Floor



First Floor



Second Floor

Total floor area 130.1 m² (1,401 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:
BRX108753 - 0007

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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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