



The Oval, Broxbourne EN10 6DQ

welcome to

The Oval, Broxbourne

William H Brown are delighted to bring to the market this stunning and extended four bedroom detached family home situated in a popular location with RIVER VIEWS! An internal viewing is a must!

Accommodation Comprises Of: Cloakroom

Double glazed window to side aspect, radiator, wc, storage cupboard, tiled floor, part tiled walls, wash hand basin.

Study

16' 7" max into bay window x 8' 6" (5.05m max into bay window x 2.59m)
Double glazed window to front aspect, radiator, two double glazed windows to side aspect.

Lounge

25' 5" x 12' 9" (7.75m x 3.89m)
Double glazed window to front aspect, two radiators.

Kitchen / Diner

21' 11" max x 20' 5" max (6.68m max x 6.22m max)
A range of wall and base units with complimenting worktops, integrated fridge freezer, integrated dishwasher, integrated washing machine, french doors, double glazed door to rear aspect, double glazed window to rear aspect, laminate floor, radiator, vertical radiator, integrated oven, induction hob, digital extractor fan.

Landing

Double glazed window to side aspect, access to the loft.

Bedroom 1

21' 5" max x 11' 1" max (6.53m max x 3.38m max)
Juliet balcony to rear aspect, radiator.

En-Suite

Double glazed window to side aspect, tiled floor, tiled walls, chrome heated radiator, wc, wash hand basin, walk in shower cubicle.

Bedroom 2

18' 11" max x 10' 2" max (5.77m max x 3.10m max)
Double glazed window to front aspect, radiator.

Bedroom 3

14' 3" max x 11' 3" max (4.34m max x 3.43m max)
Juliet balcony to rear aspect, radiator.

Bedroom 4

10' 2" x 8' 8" (3.10m x 2.64m)
Double glazed window to front aspect, radiator.

Bathroom

Double glazed window to side aspect, chrome heated radiator, tiled floor, tiled walls, walk in shower cubicle, paneled bath, wc, wash hand basin.

Exterior Front Garden

To the rear of the property is a driveway.

Rear Garden

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





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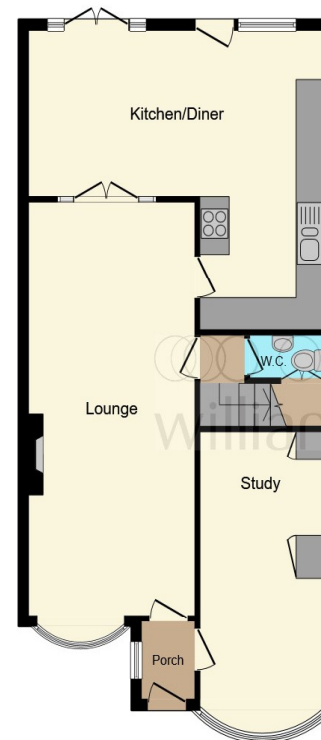
The Oval, Broxbourne

- Detached
- River views!
- Four bedrooms
- Converted garage
- Spacious driveway

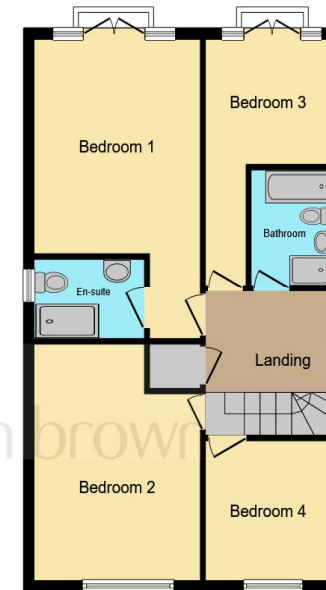
Tenure: Freehold EPC Rating: C
Council Tax Band: F

offers in excess of

£660,000



Ground Floor



First Floor

Total floor area 135.8 m² (1,462 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:
BRX109334 - 0005

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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.



william h brown



01992 464174



Broxbourne@williamhbrown.co.uk



47 High Road, BROXBOURNE, Hertfordshire,
EN10 7HX



williamhbrown.co.uk