



Trafalgar Avenue, Broxbourne EN10 7DL

welcome to

Trafalgar Avenue, Broxbourne

William H Brown are delighted to bring to the market this lovely extended four bedroom semi detached family home situated in one of Broxbournes most sought after roads. An early viewing is a must!

Accommodation Comprises Of:

Two double glazed windows to front aspect.

Entrance Hall

Stairs to first floor, radiator.

Cloakroom

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

Lounge

13' 11" max into bay window x 12' 1" max (4.24m max into bay window x 3.68m max)
Double glazed bay window to front aspect, radiator, laminate floor.

Dining Room

8' 6" x 7' 4" (2.59m x 2.24m)
Double glazed window to rear aspect, tiled floor, radiator.

Reception Room

12' 1" max x 11' 8" max (3.68m max x 3.56m max)
Double glazed window to rear aspect, double glazed door to rear aspect, radiator, laminate floor.

Kitchen

13' 6" max x 8' max (4.11m max x 2.44m max)
Double glazed window to rear aspect, a range of wall and base units with complimenting worktops, sink unit, plumbing for washing machine, plumbing for dishwasher, range cooker, gas hob, extractor fan, tiled floor, part tiled walls.

Landing

Radiator, storage cupboard.

Bedroom 1

12' 7" max into bay window x 10' 9" max (3.84m max into

bay window x 3.28m max)

Double glazed bay window to front aspect, radiator.

Bedroom 2

15' 8" max x 8' 9" max (4.78m max x 2.67m max)
Two double glazed windows to front aspect, radiator.

Bedroom 3

11' 8" x 10' 2" (3.56m x 3.10m)
Double glazed window to rear aspect, radiator.

Bedroom 4

17' 11" max x 8' max (5.46m max x 2.44m max)
Double glazed window to rear aspect, radiator.

Shower Room

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

Bathroom

Two double glazed windows to rear aspect, corner bath, tiled walls, tiled floor, wc, wash hand basin, chrome heated radiator.

Exterior

Front Garden

To the front of the property is a driveway, garage.

Rear Garden

To the rear of the property is a lawn area, a decking area.





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welcome to

Trafalgar Avenue, Broxbourne

- Central Broxbourne location
- Chain free
- Four bedrooms
- Semi detached
- Family bathroom, en-suite and downstairs wc

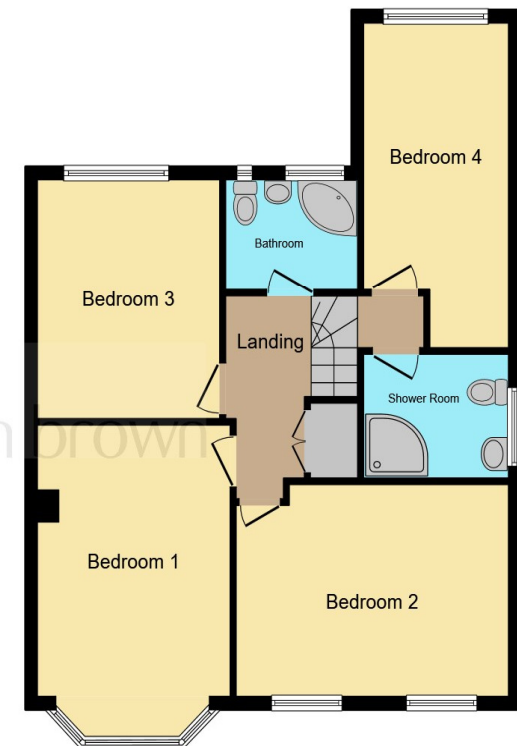
Tenure: Freehold EPC Rating: D

Council Tax Band: F

£725,000



Ground Floor



First Floor

Total floor area 141.2 m² (1,520 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:
BRX109147 - 0004

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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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