



Old Nazeing Road, Broxbourne EN10 6RF

welcome to

Old Nazeing Road, Broxbourne

William H Brown are delighted to bring to the market this lovely and rare three bedroom detached bungalow situated on one of Broxbournes most premium roads. An internal viewing is a must!!

Accommodation Comprises Of: Entrance Hall

Radiator, coved ceiling.

Shower Room

Double glazed window to rear aspect, tiled floor, shower cubicle, chrome heated radiator, tiled walls, coved ceilings, wash hand basin with mixer tap, low level flush wc.

Study

12' 5" x 8' 4" (3.78m x 2.54m)

Double glazed velux window to rear aspect.

Lounge

23' 5" max x 16' 3" max (7.14m max x 4.95m max)

Patio doors, double glazed window to rear aspect, feature vaulted ceiling and brick-built fireplace with cast iron wood burner with wooden mantel above, radiator, coved ceiling,

Dining Room

12' 2" max x 11' max (3.71m max x 3.35m max)

Radiator, patio doors, coved ceilings.

Kitchen

9' 11" x 10' 5" (3.02m x 3.17m)

Double glazed window to rear aspect, a range of wall and base units with complimenting worktops, integrated double oven and gas hob, integrated dishwasher, a range of wall and base units with complimenting worktops, part tiled walls, integrated fridge freezer, wine storage unit, beamed and vaulted ceilings.

Bedroom 1

14' max into bay window x 13' max (4.27m max into bay window x 3.96m max)

Double glazed window to front aspect, fitted

wardrobes, radiator, coved ceiling.

Bedroom 2

11' 10" max into bay window x 10' 2" max (3.61m max into bay window x 3.10m max)

Double glazed window to front aspect, fitted wardrobes, radiator, coved ceiling.

Bedroom 3

11' 7" max x 8' 5" max into storage cupboard (3.53m max x 2.57m max into storage cupboard)

Double glazed window to front aspect, radiator, fitted wardrobes, coved ceiling.

Bathroom

Laminate floor, paneled bath, wc, wash hand basin, chrome heated radiator, tiled walls, coved ceiling.

Exterior Front Garden

To the front of the property is a carriage driveway, a section of mature shrubs, garage.

Rear Garden

To the rear of the property is a patio area, lawn area, triple pond divided by a stone bridge, gothic style summer house which is the central feature of the garden, paneled fencing, mature shrubs, fruit trees such as victoria plum, varieties of apple and pear. External lighting enhances the garden at night time.





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Old Nazeing Road, Broxbourne

- Detached bungalow
- Three bedrooms
- Stunning rear garden
- Huge potential STPP
- Driveway and garage

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

£825,000



Total floor area 146.7 m² (1,579 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:
BRX108259 - 0003

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