



**Felton Close, Broxbourne EN10 6BT**

**welcome to**

## **Felton Close, Broxbourne**

William H Brown are pleased to bring to the market this lovely three bedroom family home situated in a popular residential location, with allocated parking. An early viewing is a must to see how nice this house is!

### **Accommodation Comprises Of:**

#### **Lounge**

15' 2" x 14' 7" ( 4.62m x 4.45m )

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

#### **Kitchen**

14' 8" x 12' 2" ( 4.47m x 3.71m )

Double glazed window to rear aspect, double glazed door to rear aspect, a range of wall and base units with complimenting worktops, integrated oven, hob, extractor fan, tiled floor.

#### **Landing**

Double glazed window to side aspect, radiator, storage cupboard.

#### **Bedroom 1**

12' 7" x 8' 1" ( 3.84m x 2.46m )

Double glazed window to rear aspect, radiator, storage cupboard.

#### **Bedroom 2**

15' 2" x 8' 1" ( 4.62m x 2.46m )

Double glazed window to front aspect, fitted wardrobe, radiator.

#### **Bedroom 3**

9' 6" x 6' 4" ( 2.90m x 1.93m )

Double glazed window to front aspect, radiator.

#### **Exterior**

#### **Rear Garden**

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





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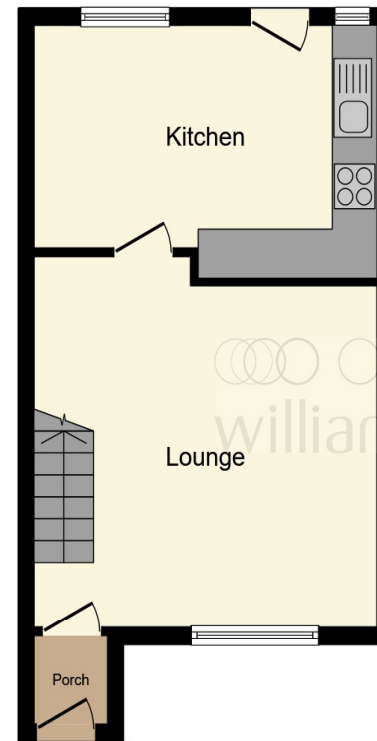
- Three good sized bedrooms
- End of terrace
- Popular location
- Close to local schools and transport links
- Allocated parking

Tenure: Freehold EPC Rating: D

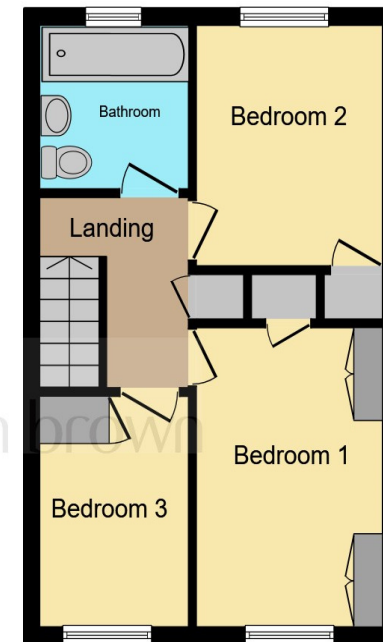
Council Tax Band: D

offers in excess of

**£450,000**



Ground Floor



First Floor

Total floor area 69.0 m<sup>2</sup> (743 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:  
BRX109409 - 0002

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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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