



Wharf Road, Broxbourne EN10 6HU

welcome to

Wharf Road, Broxbourne

William H Brown are pleased to bring to the market this lovely chain free, three bedroom semi detached property to the market, situated in a lovely road in Wormley. An early viewing is a must!

Accommodation Comprises Of: Entrance Hall

Storage cupboard, double glazed window to side aspect, radiator, spiral staircase to first floor.

Wet Room

Double glazed window to rear aspect, shower overhead, wash hand basin, wc, radiator, tiled floor, tiled walls.

Lounge

12' 1" x 10' 6" (3.68m x 3.20m)

Double glazed window to front aspect, radiator, wood flooring.

Dining Room

17' max x 7' 11" max (5.18m max x 2.41m max)

Radiator, wood flooring.

Kitchen

11' 10" x 8' 10" (3.61m x 2.69m)

Double glazed french doors to rear aspect, a range of wall and base units with complimenting worktops, sink unit, radiator, integrated oven, gas hob, extractor fan, tiled floor, part tiled walls, plumbing for washing machine and tumble dryer.

Bedroom 1

12' 1" x 9' 7" (3.68m x 2.92m)

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

Bedroom 2

9' 7" x 7' 10" (2.92m x 2.39m)

Double glazed window to rear aspect, radiator, fitted carpet.

Bedroom 3

9' 2" x 7' (2.79m x 2.13m)

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

Bathroom

Double glazed window to rear aspect, paneled bath, wc, wash hand basin, radiator, tiled floor, tiled walls

Exterior Front Garden

To the front of the property is a lawn area, side access.

Rear Garden

To the rear of the property is a patio area, lawn area, greenhouse, pathway.





view this property online williamhbrown.co.uk/Property/BRX109443



welcome to

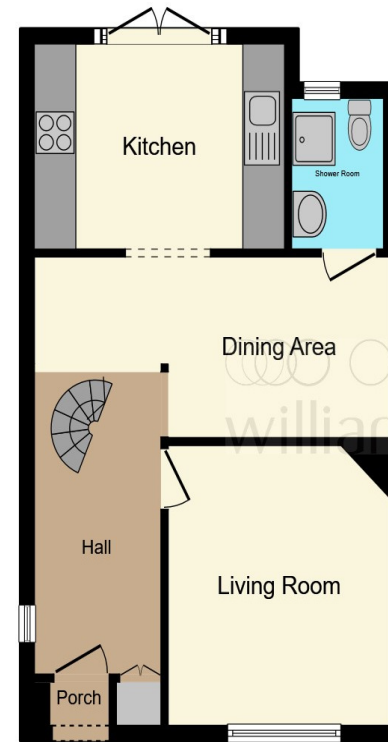
Wharf Road, Broxbourne

- Chain free
- Three bedrooms
- Living room
- Lovely condition
- Popular location

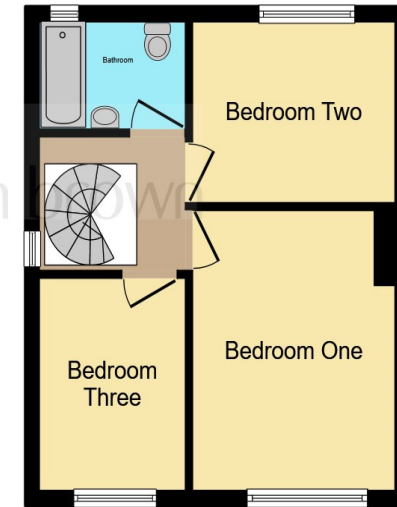
Tenure: Freehold EPC Rating: D

Council Tax Band: D

£435,000



Ground Floor



First Floor

Total floor area 76.3 m² (822 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

view this property online williamhbrown.co.uk/Property/BRX109443



Property Ref:
BRX109443 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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