



The Oval, Broxbourne EN10 6DQ

welcome to

The Oval, Broxbourne

William H Brown are delighted to offer to the market this stunning four bedroom detached family home situated in a prime Broxbourne location which backs on to the New River. An internal viewing is a must for this stunning home!

Accommodation Comprising Of :

Entrance Porch

Double glazed window to side aspect, laminated flooring, radiator.

Cloakroom

Double glazed window to side aspect, laminated flooring, part tiled walls, WC, radiator, wash and hand basin.

Lounge

25' 6" x 12' 9" max (7.77m x 3.89m max)
Double glazed window to rear and front aspect, laminated flooring, two radiators.

Kitchen

10' 5" x 8' 5" (3.17m x 2.57m)
Double glazed window to rear aspect, double glazed door to rear aspect, space for fridge freezer, integrated oven, extractor fan and hob, tiled flooring, part tiled walls.

Landing

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

Bedroom 1

13' 7" including wardrobe x 11' 4" max (4.14m including wardrobe x 3.45m max)
Double glazed window to front aspect, fitted wardrobe, radiator.

Bedroom 2

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9' 9" max x 7' 2" max (2.97m max x 2.18m max)
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Bathroom

Double glazed window to rear aspect, vanity sink unit, radiator, tiled flooring, tiled walls, paneled bath, WC.

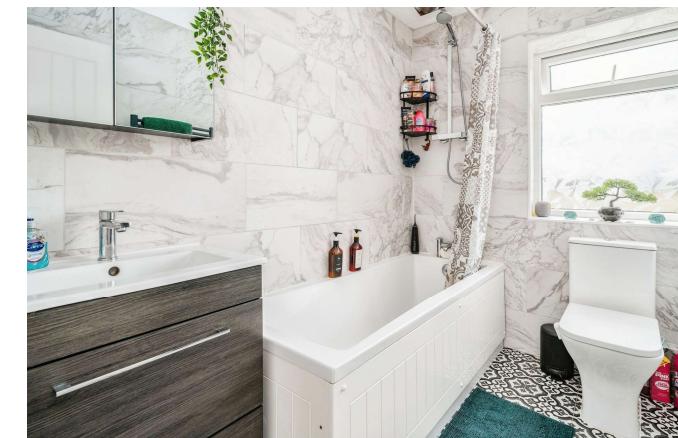
Exterior **Front Garden**

To the front of the property is a double garage with electric doors and a driveway affording offstreet parking

Rear Garden

To the rear of the property is decking area, pergola area, gate to the rear, side access to the rear of the property. The rear garden also backs onto the river with lovely views





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- Detached
- Four Bedrooms
- Stunning views backing onto the river
- Double garage and drive
- Stunning condition throughout

Tenure: Freehold EPC Rating: C

Council Tax Band: F

offers in excess of

£612,500



Ground Floor

Total floor area 127.1 sq.m. (1,368 sq.ft.) approx



First Floor

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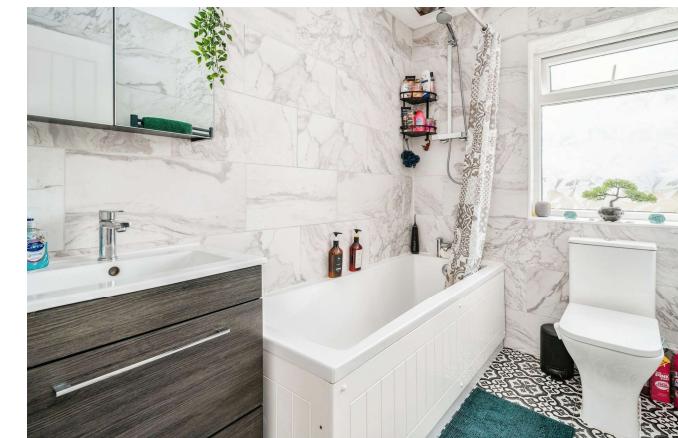
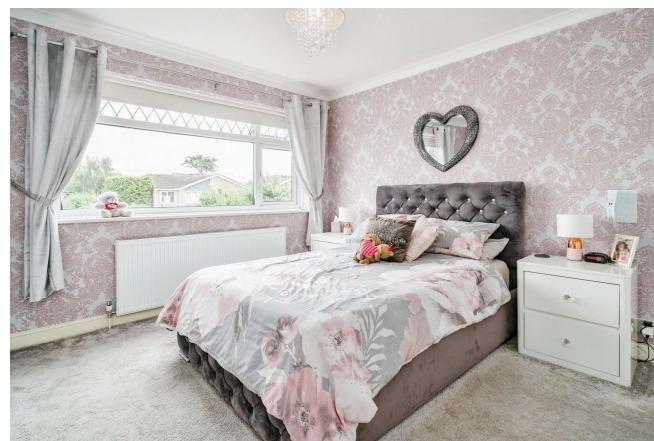
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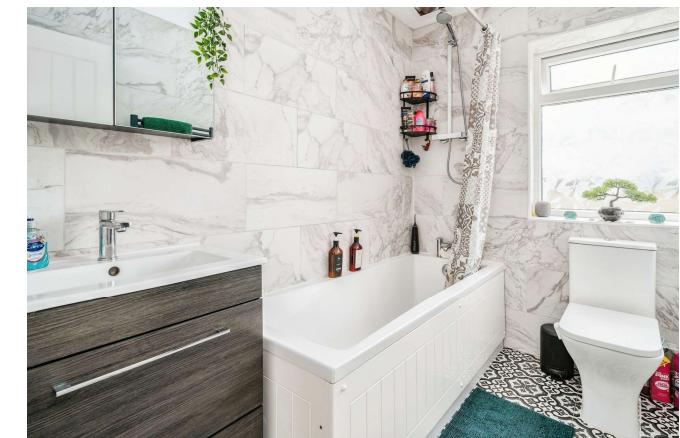
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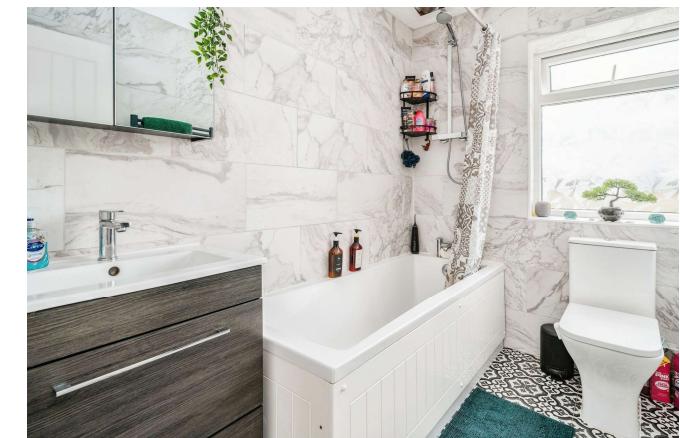
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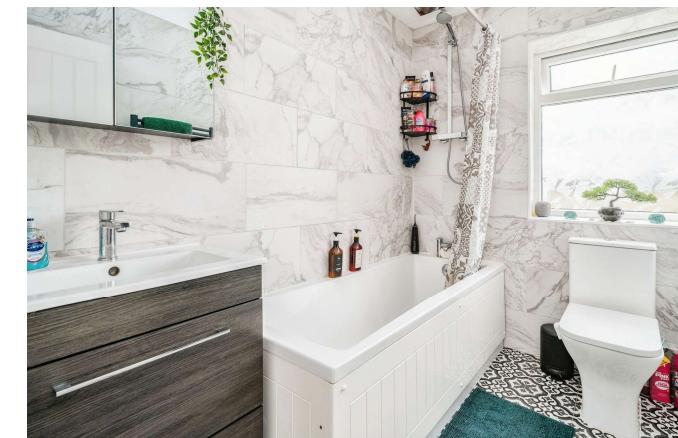
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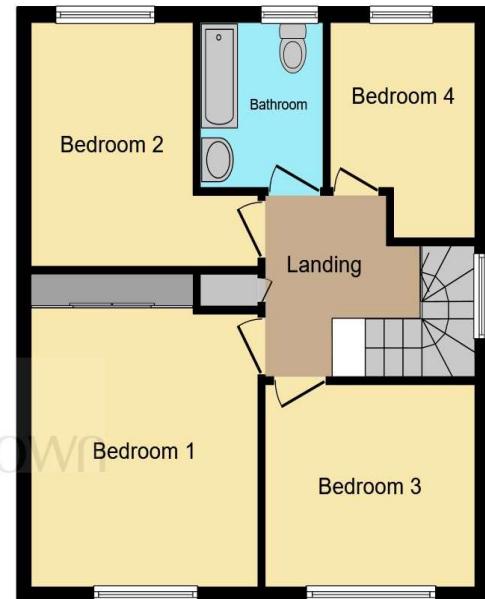
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