



**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**

10' 2" max x 8' 9" max ( 3.10m max x 2.67m max )  
Double glazed window to front aspect, radiator.

### **Bedroom 3**

11' 3" x 11' ( 3.43m x 3.35m )  
Double glazed window to rear aspect, radiator.

### **Bedroom 4**

9' 9" max x 7' 2" max ( 2.97m max x 2.18m max )  
Double glazed window to rear aspect, radiator.

### **Bathroom**

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

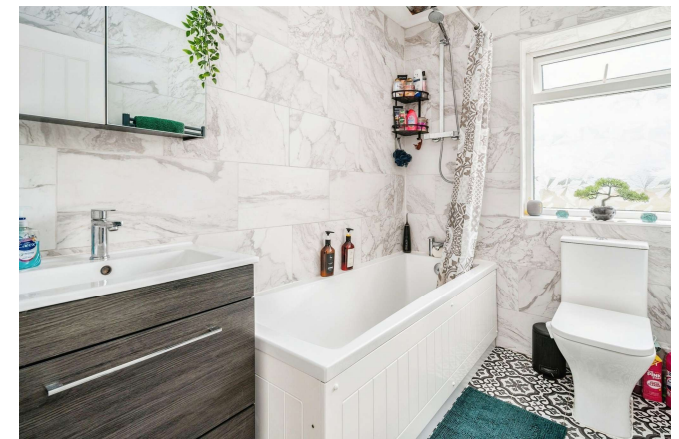
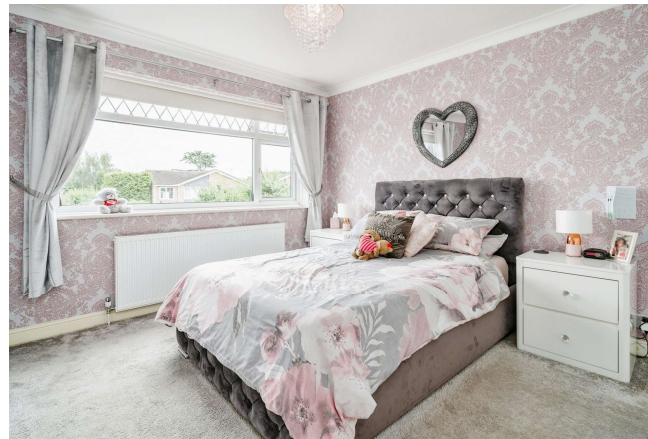
### **Exterior Front Garden**

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





***view this property online*** [williamhbrown.co.uk/Property/BRX109487](http://williamhbrown.co.uk/Property/BRX109487)





**welcome to**

## **The Oval, Broxbourne**

- 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

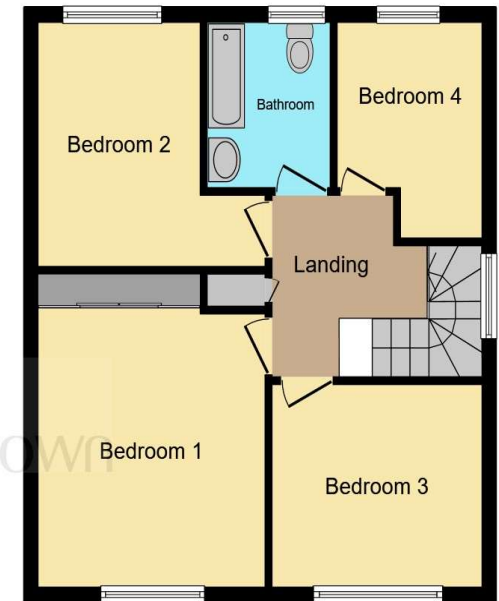
offers in excess of

**£612,500**



**Ground Floor**

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



**First Floor**

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

**view this property online** [williamhbrown.co.uk/Property/BRX109487](http://williamhbrown.co.uk/Property/BRX109487)



Property Ref:  
BRX109487 - 0003

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](mailto:Broxbourne@williamhbrown.co.uk)



47 High Road, BROXBOURNE, Hertfordshire,  
EN10 7HX



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**





**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**

10' 2" max x 8' 9" max ( 3.10m max x 2.67m max )  
Double glazed window to front aspect, radiator.

### **Bedroom 3**

11' 3" x 11' ( 3.43m x 3.35m )  
Double glazed window to rear aspect, radiator.

### **Bedroom 4**

9' 9" max x 7' 2" max ( 2.97m max x 2.18m max )  
Double glazed window to rear aspect, radiator.

### **Bathroom**

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

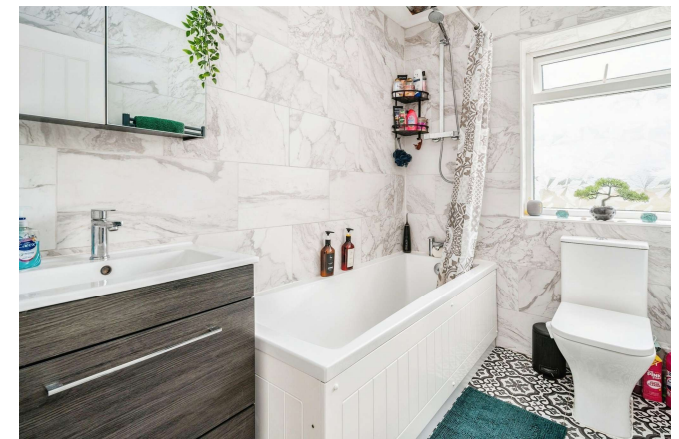
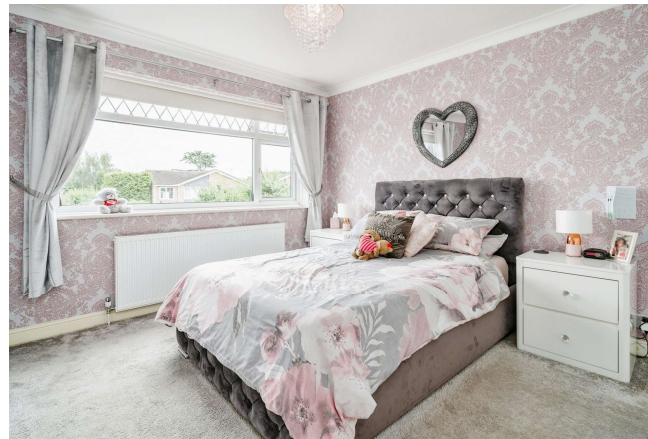
### **Exterior Front Garden**

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





***view this property online*** [williamhbrown.co.uk/Property/BRX109487](http://williamhbrown.co.uk/Property/BRX109487)





**welcome to**

## **The Oval, Broxbourne**

- 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

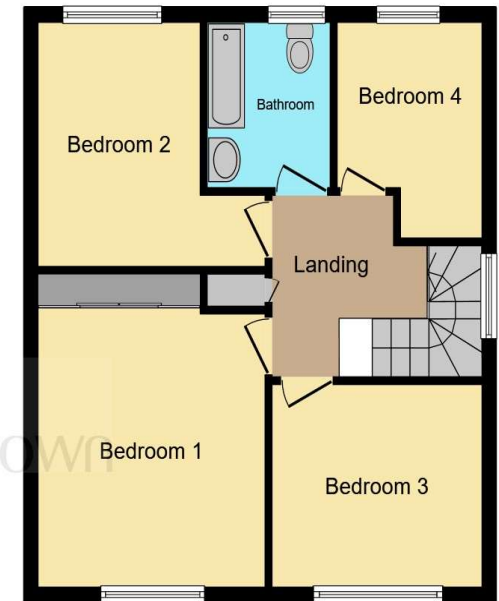
offers in excess of

**£612,500**



**Ground Floor**

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



**First Floor**

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

**view this property online** [williamhbrown.co.uk/Property/BRX109487](http://williamhbrown.co.uk/Property/BRX109487)



Property Ref:  
BRX109487 - 0003

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](mailto:Broxbourne@williamhbrown.co.uk)



47 High Road, BROXBOURNE, Hertfordshire,  
EN10 7HX



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**





**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**

10' 2" max x 8' 9" max ( 3.10m max x 2.67m max )  
Double glazed window to front aspect, radiator.

### **Bedroom 3**

11' 3" x 11' ( 3.43m x 3.35m )  
Double glazed window to rear aspect, radiator.

### **Bedroom 4**

9' 9" max x 7' 2" max ( 2.97m max x 2.18m max )  
Double glazed window to rear aspect, radiator.

### **Bathroom**

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

### **Exterior Front Garden**

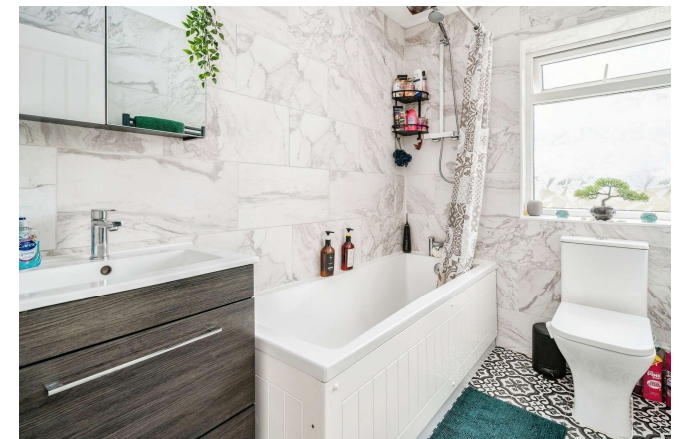
To the front of the property is a double garage with electric doors and a driveway affording offstreet parking

### **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







***view this property online*** [williamhbrown.co.uk/Property/BRX109487](http://williamhbrown.co.uk/Property/BRX109487)



**welcome to**

## **The Oval, Broxbourne**

- 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

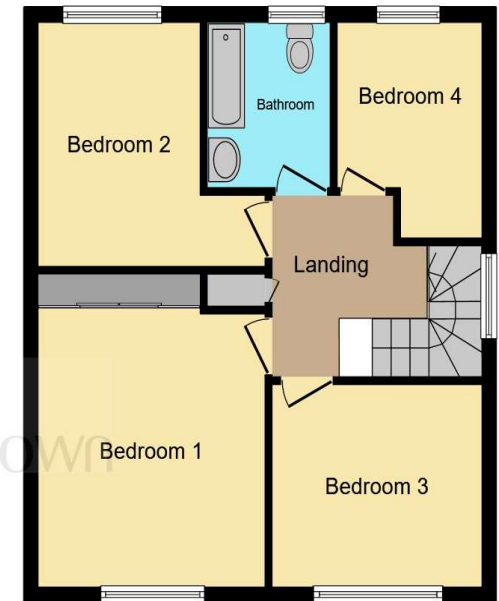
offers in excess of

**£612,500**



**Ground Floor**

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



**First Floor**

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

**view this property online** [williamhbrown.co.uk/Property/BRX109487](http://williamhbrown.co.uk/Property/BRX109487)



Property Ref:  
BRX109487 - 0003

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](mailto:Broxbourne@williamhbrown.co.uk)



47 High Road, BROXBOURNE, Hertfordshire,  
EN10 7HX



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**





**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**

10' 2" max x 8' 9" max ( 3.10m max x 2.67m max )  
Double glazed window to front aspect, radiator.

### **Bedroom 3**

11' 3" x 11' ( 3.43m x 3.35m )  
Double glazed window to rear aspect, radiator.

### **Bedroom 4**

9' 9" max x 7' 2" max ( 2.97m max x 2.18m max )  
Double glazed window to rear aspect, radiator.

### **Bathroom**

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

### **Exterior Front Garden**

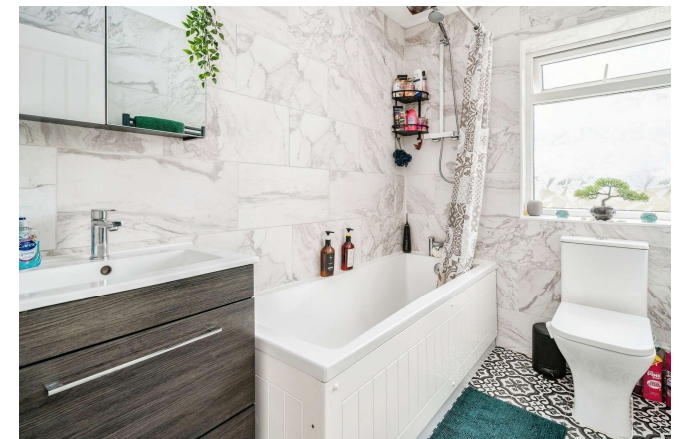
To the front of the property is a double garage with electric doors and a driveway affording offstreet parking

### **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







***view this property online*** [williamhbrown.co.uk/Property/BRX109487](http://williamhbrown.co.uk/Property/BRX109487)



**welcome to**

## **The Oval, Broxbourne**

- 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

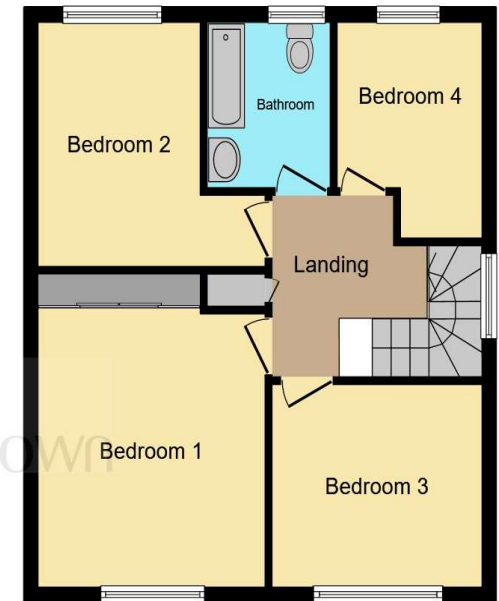
offers in excess of

**£612,500**



**Ground Floor**

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



**First Floor**

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

**view this property online** [williamhbrown.co.uk/Property/BRX109487](http://williamhbrown.co.uk/Property/BRX109487)



Property Ref:  
BRX109487 - 0003

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](mailto:Broxbourne@williamhbrown.co.uk)



47 High Road, BROXBOURNE, Hertfordshire,  
EN10 7HX



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**





**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**

10' 2" max x 8' 9" max ( 3.10m max x 2.67m max )  
Double glazed window to front aspect, radiator.

### **Bedroom 3**

11' 3" x 11' ( 3.43m x 3.35m )  
Double glazed window to rear aspect, radiator.

### **Bedroom 4**

9' 9" max x 7' 2" max ( 2.97m max x 2.18m max )  
Double glazed window to rear aspect, radiator.

### **Bathroom**

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

### **Exterior Front Garden**

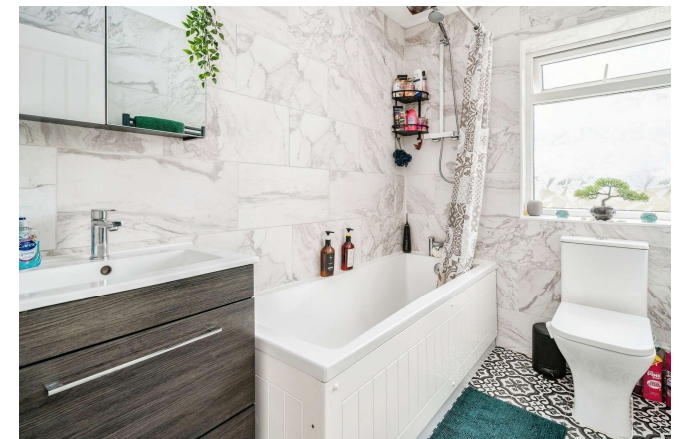
To the front of the property is a double garage with electric doors and a driveway affording offstreet parking

### **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







***view this property online*** [williamhbrown.co.uk/Property/BRX109487](http://williamhbrown.co.uk/Property/BRX109487)



**welcome to**

## **The Oval, Broxbourne**

- 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

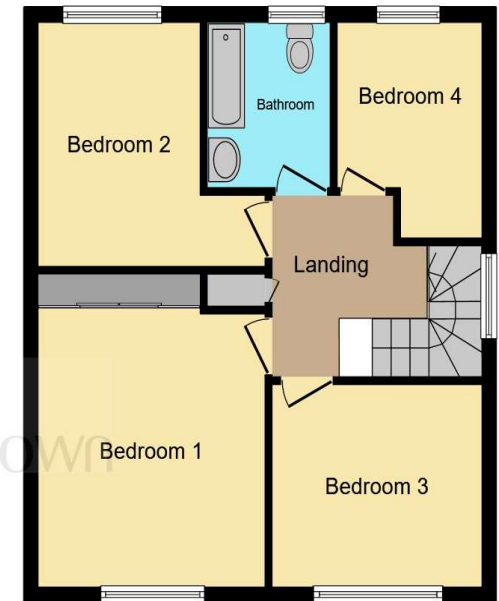
offers in excess of

**£612,500**



**Ground Floor**

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



**First Floor**

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

**view this property online** [williamhbrown.co.uk/Property/BRX109487](http://williamhbrown.co.uk/Property/BRX109487)



Property Ref:  
BRX109487 - 0003

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](mailto:Broxbourne@williamhbrown.co.uk)



47 High Road, BROXBOURNE, Hertfordshire,  
EN10 7HX



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**