



The Cedars, Broxbourne EN10 6FX

welcome to

The Cedars, Broxbourne

William H Brown are delighted to bring to the market this well presented three bedroom family home situated in a popular residential location. An early viewing is a must!

Accommodation Comprises Of: Entrance Hall

Double glazed window to front aspect, stairs to first floor, storage cupboard, radiator.

Cloakroom

Wc, wash hand basin, radiator, tiled floor, part tiled walls.

Kitchen/Dining Room

15' 2" x 10' (4.62m x 3.05m)
Double glazed window to rear aspect, double glazed door to rear aspect, a range of wall and base units with complimenting worktops, radiator, integrated oven, gas hob, extractor fan, integrated fridge freezer, sink unit, integrated dishwasher, integrated washing machine, tiled floor, part tiled walls.

First Floor Landing

Stairs to second floor, double glazed window to front aspect, radiator.

Lounge

15' x 11' 11" (4.57m x 3.63m)
Two juliet balconies to rear aspect, radiator, laminate floor.

Bedroom 3

11' 8" x 8' 8" (3.56m x 2.64m)
Double glazed window to front aspect, fitted carpet, radiator.

Bathroom

Paneled bath, wc, wash hand basin, tiled floor, part tiled walls, chrome heated radiator.

Second Floor Landing

Storage cupboard, radiator.

Bedroom 1

15' max x 11' 11" max (4.57m max x 3.63m max)
Two double glazed windows to rear aspect, fitted wardrobe, radiator, laminate floor.

En-Suite

Shower cubicle, wc, wash hand basin, chrome heated radiator, tiled floor, part tiled walls.

Bedroom 2

15' max x 12' 10" max (4.57m max x 3.91m max)
Two double glazed windows to front aspect, radiator, fitted carpet.

Exterior Front Garden

To the front of the property is a driveway, garage.

Rear Garden

To the rear of the property is a patio area, artificial grass, rear access, side access.





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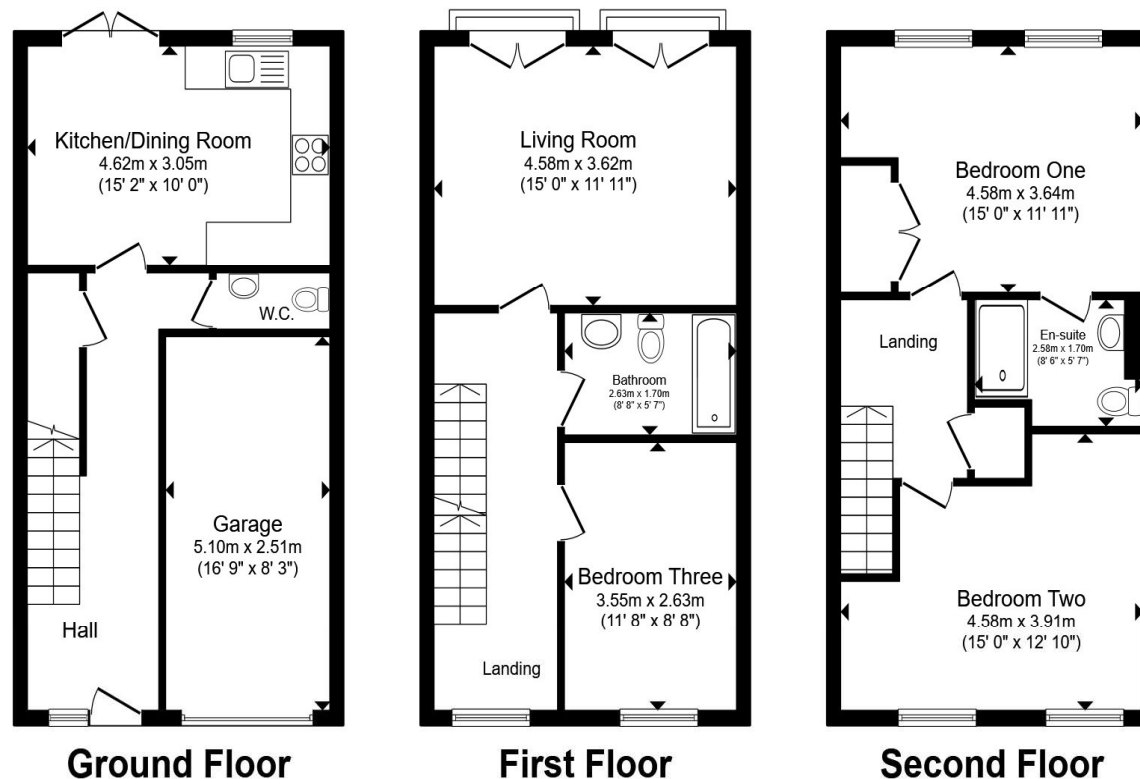
The Cedars, Broxbourne

- Three large bedrooms
- End of terrace
- Driveway for two cars
- Integral garage
- Popular location

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

guide price

£490,000



Total floor area 128.2 m² (1,380 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.propertybox.io


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Property Ref:
BRX109546 - 0004

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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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