



**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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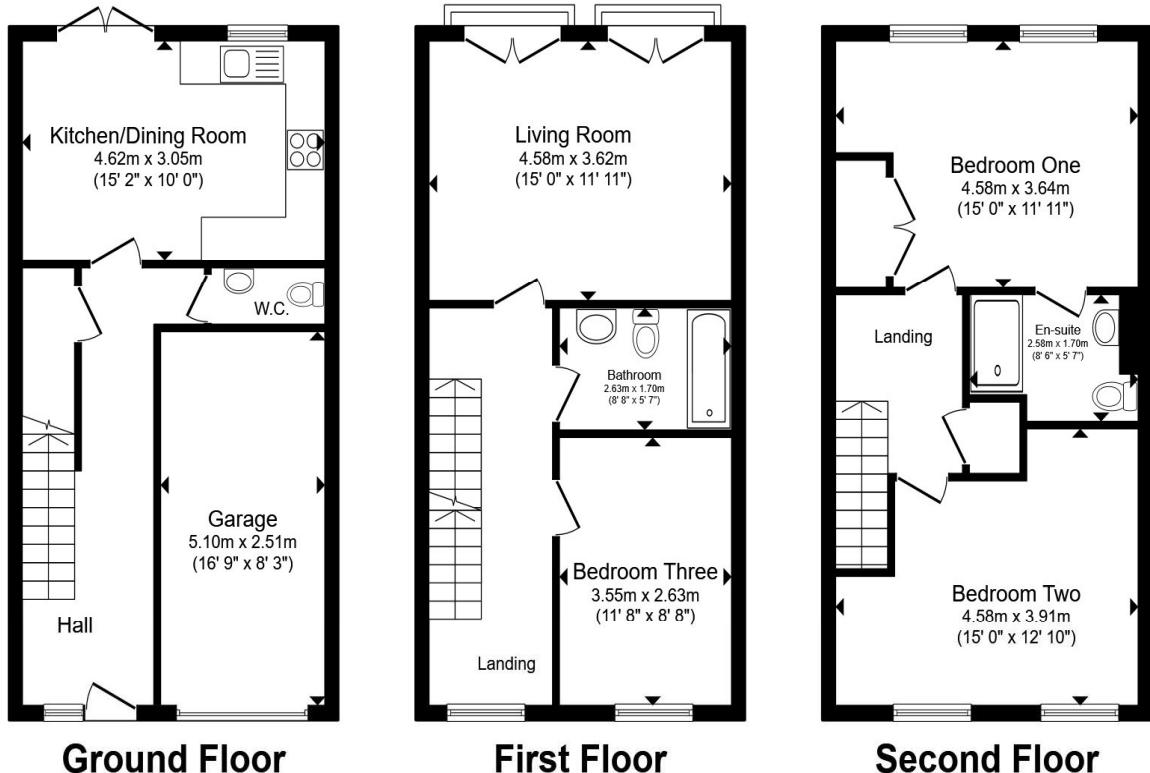
## The Cedars, Broxbourne

- 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 m<sup>2</sup> (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](http://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.



**01992 464174**



Broxbourne@williamhbrown.co.uk



47 High Road, BROXBOURNE, Hertfordshire,  
EN10 7HX



**williamhbrown.co.uk**