



**Sawells, Broxbourne EN10 7HQ**

**welcome to**

## **Sawells, Broxbourne**

William H Brown are delighted to bring to the market this chain free, three bedroom family home situated in the heart of Broxbourne. An internal viewing is a must!

### **Accommodation Comprises Of: Entrance Hall**

Stairs to first floor, radiator.

### **Cloakroom**

Double glazed window to side aspect, wc, wash hand basin, radiator, tiled floor, tiled walls.

### **Lounge**

15' 1" x 14' 9" ( 4.60m x 4.50m )

Double glazed bay window to front aspect, fireplace.

### **Dining Room**

17' 9" x 11' 2" ( 5.41m x 3.40m )

Fitted carpet, radiator.

### **Kitchen**

17' 9" x 8' 6" ( 5.41m x 2.59m )

Double glazed window to rear aspect, double glazed door to rear aspect, a range of wall and base units with complimenting worktops, sink unit, integrated oven, plumbing for washing machine, extractor fan, induction hob, tiled floor, tiled walls, radiator.

### **Landing**

Double glazed window to side aspect, radiator.

### **Bedroom 1**

15' 1" x 10' 3" ( 4.60m x 3.12m )

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

### **Bedroom 2**

11' 5" x 10' 3" ( 3.48m x 3.12m )

Double glazed window to rear aspect, radiator.

### **Bedroom 3**

11' 10" max x 7' 4" max ( 3.61m max x 2.24m max )

Double glazed window to front aspect, radiator.

### **Shower Room**

Shower cubicle, double glazed window to rear aspect, wc, wash hand basin, radiator.

### **Exterior Front Garden**

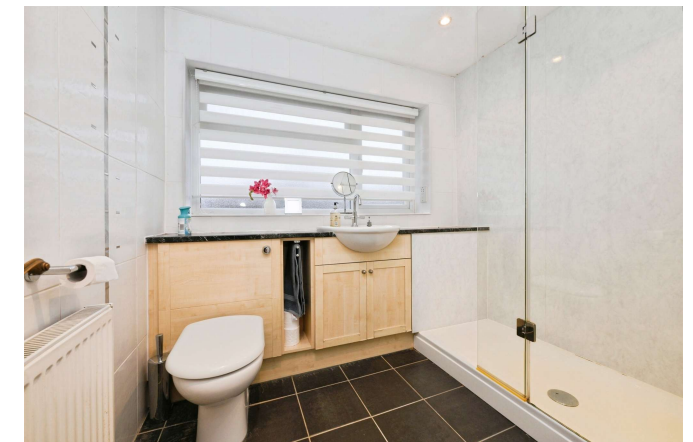
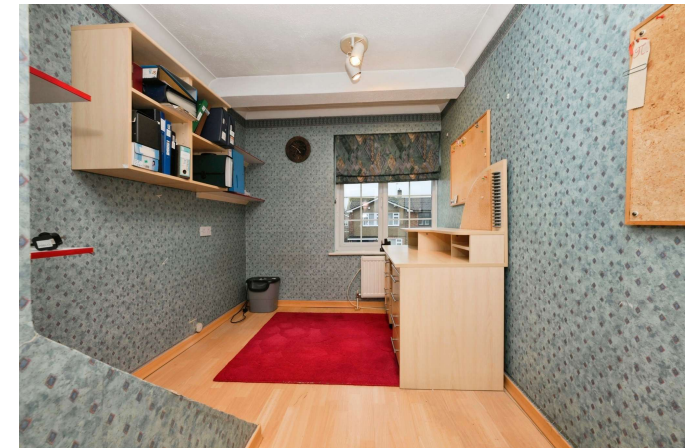
To the front of the property is a driveway.

### **Rear Garden**

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







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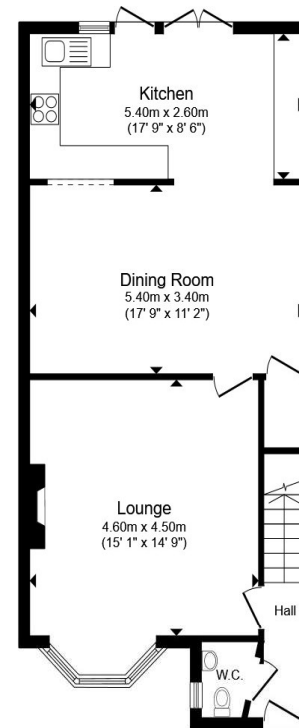
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## Sawells, Broxbourne

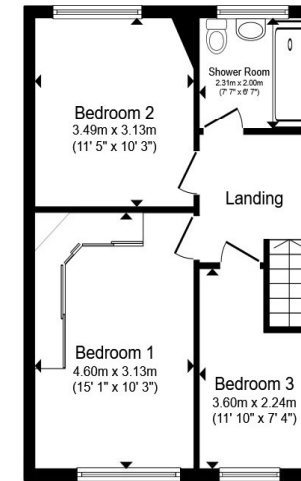
- Chain free
- Prime Broxbourne location
- Three bedrooms
- Extended
- Driveway and garage

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

**£550,000**



**Ground Floor**



**First Floor**

Total floor area 106.2 m<sup>2</sup> (1,143 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:  
BRX109554 - 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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