



Robinia Road, Broxbourne EN10 6GE

welcome to

Robinia Road, Broxbourne

William H Brown are pleased to bring to the market this four bedroom family home, situated in a popular Broxbourne residential location. The property itself has fantastic size bedrooms, allocated parking and is presented in good condition throughout.

Accommodation Comprises Of:

Entrance Hall

Laminate flooring, understairs cupboard, radiator, stairs to first floor.

Cloakroom

Tiled floor, wc, wash hand basin, radiator, extractor fan, tiled splash back.

Lounge

14' 7" x 12' (4.45m x 3.66m)
Double glazed french doors to garden aspect, laminate flooring, two radiators.

Kitchen

14' 2" x 8' 2" (4.32m x 2.49m)
Double glazed window to front aspect, tiled floor, tiled splash back, range of wall and base units with complimenting worksurfaces over. integrated oven, integrated microwave, integrated dishwasher, induction 4 ring gas hob and extractor hood, cupboard housing a boiler. stainless steel sink, mixer tap, drainer unit, spotlights.

Landing

Radiator, fitted carpet, cupboard, stairs to second floor.

Bedroom 1

15' 9" max x 11' 4" max (4.80m max x 3.45m max)
Double glazed window to rear aspect, fitted carpet, radiator, walk in built in wardrobe, loft access.

En-Suite

Double glazed velux window , tiled floor, part tiled walls, wc, walk in shower cubicle with wall hung shower and waterfall, vanity unit, spotlights, extractor fan.

Bedroom 2

14' 8" max x 11' 4" max (4.47m max x 3.45m max)
Two double glazed windows to front aspect, fitted carpet, two radiators.

Bedroom 3

11' 2" x 8' 1" (3.40m x 2.46m)
Double glazed window to rear aspect, radiator, fitted carpet.

Bedroom 4

7' 8" x 6' 4" (2.34m x 1.93m)
Double glazed window to rear aspect, radiator, fitted carpet.

Bathroom

Tiled floor, part tiled walls, paneled bath with mixer tap and hand held shower attachment, wall hung shower, extractor fan, spotlights.

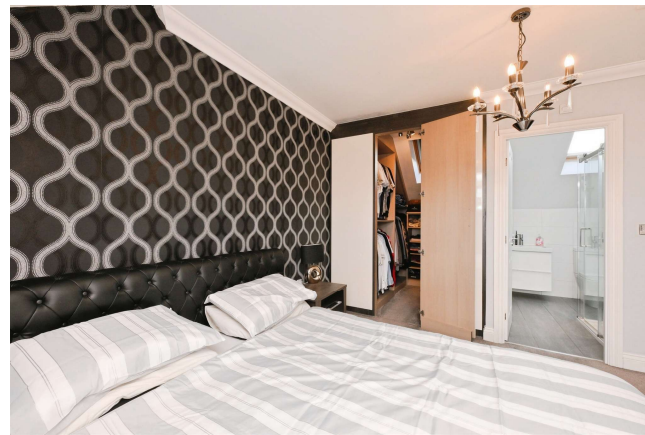
Second Floor Landing

Fitted carpet, large storage cupboard.

Exterior Rear Garden

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





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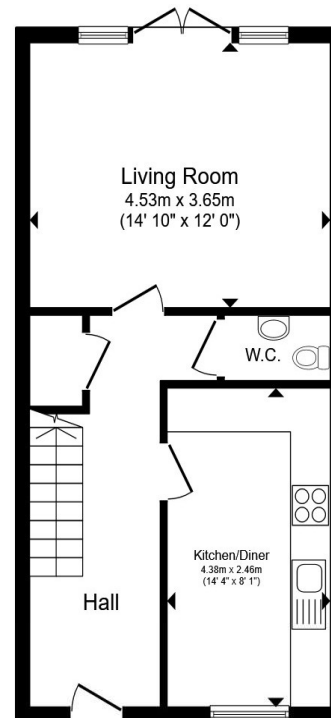
Robinia Road, Broxbourne

- Four bedroom family home
- Allocated parking
- Modern kitchen with breakfast bar
- Master bedroom with walk in wardrobe and en-suite
- Popular location

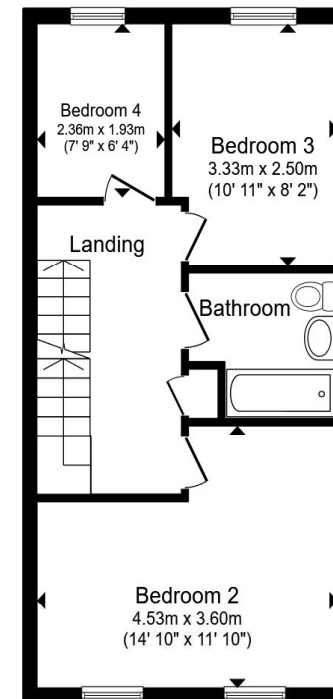
Tenure: Freehold EPC Rating: C

Council Tax Band: E

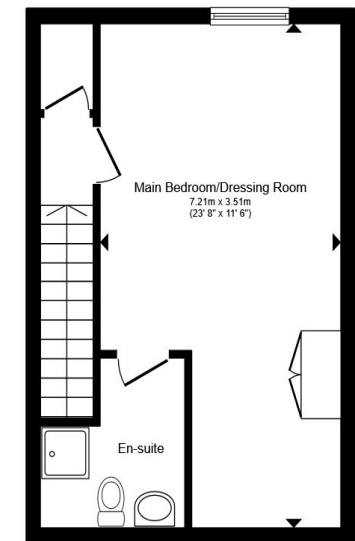
£475,000



Ground Floor



First Floor



Second Floor

Total floor area 114.1 m² (1,228 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:
BRX109390 - 0005

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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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