



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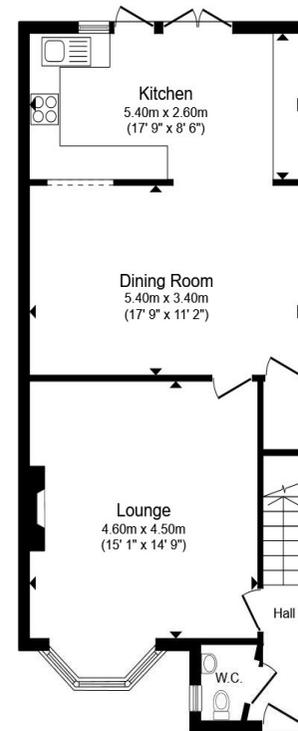
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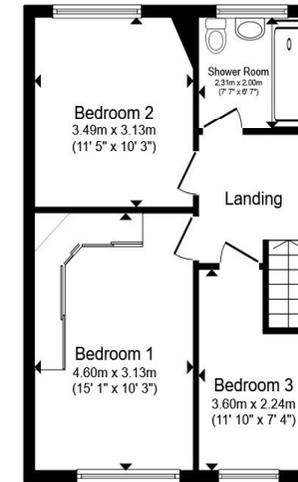
- Chain free
- Prime Broxbourne location
- Three bedrooms
- Extended
- Driveway and garage

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

£525,000



Ground Floor



First Floor

Total floor area 106.2 m² (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



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Property Ref:
BRX109554 - 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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