



The Springs, Broxbourne EN10 6EW

welcome to

The Springs, Broxbourne

William H Brown are delighted to bring to the market this lovely, chain free, three bedroom terrace family home to the market in a popular residential location. An early internal viewing is highly recommended to avoid missing out.

Accommodation Comprises Of:

Cloakroom

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

Lounge

17' max x 14' 4" max (5.18m max x 4.37m max)
Double glazed window to front aspect, storage cupboard, laminate floor.

Kitchen

16' 11" x 10' 2" (5.16m x 3.10m)
Double glazed window to rear aspect, patio doors, integrated washing machine, integrated fridge freezer, tiled floor, part tiled walls, integrated dishwasher.

Conservatory

15' 7" x 9' 10" (4.75m x 3.00m)
French doors, laminate floor.

Landing

Access to the loft, storage cupboard, radiator.

Bedroom 1

12' 9" max into wardrobe x 10' 8" max into wardrobe (3.89m max into wardrobe x 3.25m max into wardrobe)
Double glazed window to front aspect, fitted wardrobe, radiator.

Bedroom 2

10' 9" x 10' 8" (3.28m x 3.25m)
Double glazed window to rear aspect, fitted wardrobe, radiator.

Bedroom 3

6' 7" x 6' 7" (2.01m x 2.01m)
Double glazed window to front aspect, radiator.

Exterior

Front Garden

To the front of the property is a driveway

Rear Garden

To the rear of the property is a paved area.





view this property online williamhbrown.co.uk/Property/BRX109458



welcome to

The Springs, Broxbourne

- Three bedrooms
- driveway
- chain free
- popular residential location
- conservatory

Tenure: Freehold EPC Rating: D

Council Tax Band: D

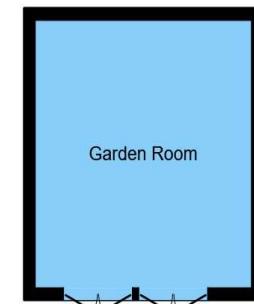
£425,000



Ground Floor



First Floor



Outbuilding

Total floor area 116.3 m² (1,252 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.focalagent.com

view this property online williamhbrown.co.uk/Property/BRX109458



Property Ref:
BRX109458 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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