



Robinia Road, Broxbourne EN10 6GE

welcome to

Robinia Road, Broxbourne

William H Brown are delighted to bring to the market this lovely four bedroom family home situated in a popular residential location. Presented in lovely condition,

Accommodation Comprising Of Living Room

15' 5" x 14' 2" (4.70m x 4.32m)
2 juliette balconies, laminate floor, radiator

Reception Room

10' 11" x 8' 6" (3.33m x 2.59m)
Laminate floor

Kitchen

14' 1" x 11' 6" (4.29m x 3.51m)
French doors and window to rear, wall and base units, integrated oven, laminate floor

Wc

wash hand basin, radiator, wc, laminate floor

Bedroom 1

15' 1" x 12' 10" (4.60m x 3.91m)
Window to rear, cupboard, radiator

En-Suite

wc, wash hand basin, shower cubicle

Bedroom 2

15' 1" x 13' 9" (4.60m x 4.19m)
Two windows to front, laminate floor, radiator

Bedroom 3

7' 10" x 6' 6" (2.39m x 1.98m)
Window to front, radiator, laminate floor

Bedroom 4

11' 2" x 8' 8" (3.40m x 2.64m)
Window to front, laminate floor, radiator

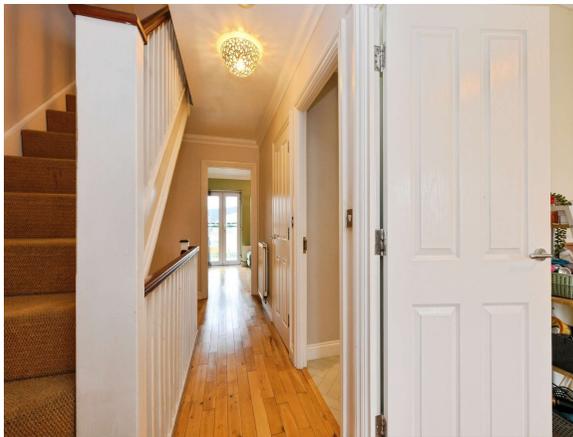
Family Bathroom

Tiled walls and floor, bath, wc, wash hand basin

Exterior

Driveway and paved garden





view this property online williamhbrown.co.uk/Property/BRX109636



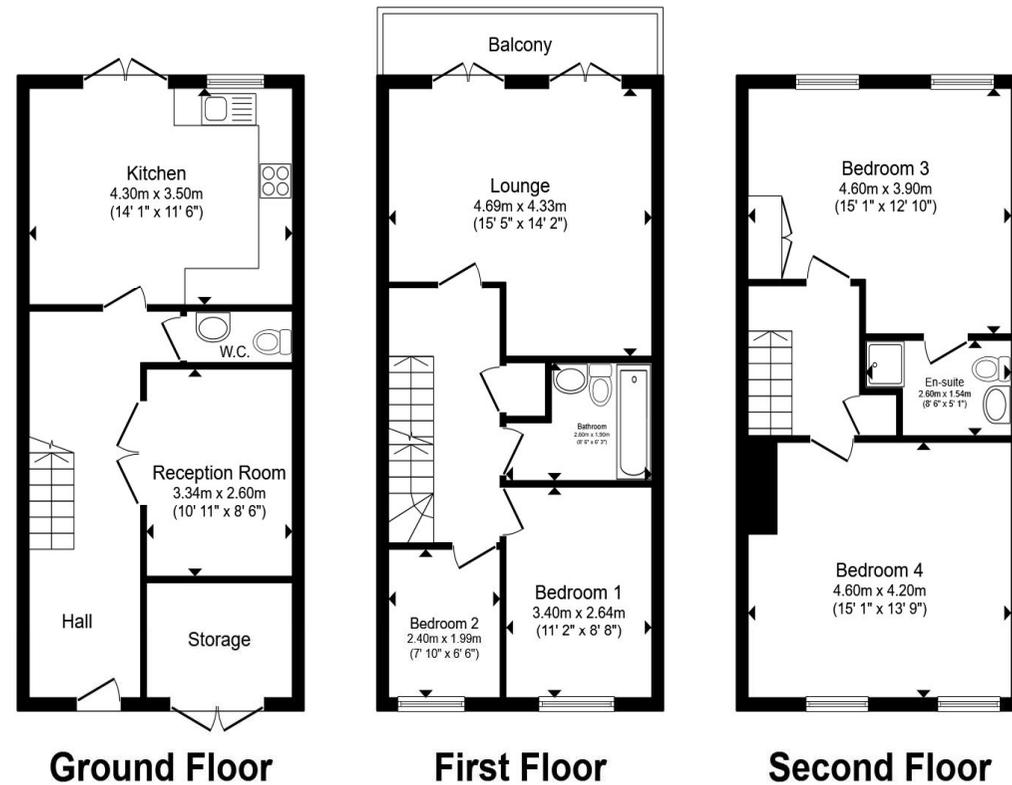
welcome to

Robinia Road, Broxbourne

- Four bedrooms
- Semi detached
- Bathroom, en-suite and wc
- Driveway
- Two reception rooms

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

£495,000



Total floor area 138.3 m² (1,489 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



view this property online williamhbrown.co.uk/Property/BRX109636



Property Ref:
BRX109636 - 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.


william h brown



01992 464174



Broxbourne@williamhbrown.co.uk



47 High Road, BROXBOURNE, Hertfordshire,
EN10 7HX



williamhbrown.co.uk