



**Riverbank Cottages Station Road, Broxbourne EN10 7AS**

**welcome to**

## **Riverbank Cottages Station Road, Broxbourne**

William H Brown are delighted to bring to the market this charming three-bedroom semi-detached family home, situated in the heart of Broxbourne and nestled close to the New River with stunning views. An early viewing is a must!

### **Accommodation Comprises Of:**

#### **Entrance Hall**

14' 4" x 9' ( 4.37m x 2.74m )

Laminate floor, storage cupboard.

#### **Cloakroom**

6' 2" x 3' 1" ( 1.88m x 0.94m )

Double-glazed window to front aspect, radiator, WC, wash hand basin, part-tiled walls, laminate floor.

#### **Lounge**

14' 3" x 10' 8" ( 4.34m x 3.25m )

Double-glazed window to front aspect, radiator, laminate floor, fireplace.

#### **Dining Room**

10' 7" x 9' 8" ( 3.23m x 2.95m )

Double-glazed window to front aspect, radiator, laminate floor.

#### **Kitchen**

12' 6" x 10' 4" ( 3.81m x 3.15m )

Double-glazed window to rear aspect, a range of wall and base units with complementing worktops, part-tiled walls, gas hob, laminate floor.

#### **Utility Room**

5' 7" x 3' 11" ( 1.70m x 1.19m )

Double-glazed door to rear aspect, laminate floor.

#### **Landing**

9' 3" x 8' 11" ( 2.82m x 2.72m )

Access to the loft, storage cupboard.

#### **Bedroom 1**

14' 4" x 10' 9" ( 4.37m x 3.28m )

Double-glazed window to front aspect, double-glazed window to rear aspect, fitted wardrobe, radiator.

#### **En-Suite**

5' 1" x 4' 9" ( 1.55m x 1.45m )

Double-glazed Velux window to front aspect, shower cubicle, chrome heated radiator, WC, wash hand basin, part-tiled walls.

#### **Bedroom 2**

12' 7" x 8' 3" ( 3.84m x 2.51m )

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

#### **Bedroom 3**

9' 3" x 7' 4" ( 2.82m x 2.24m )

Double-glazed window to rear aspect, radiator.

#### **Bathroom**

9' 3" x 5' ( 2.82m x 1.52m )

Velux window, tiled floor, part-tiled walls, panelled bath, radiator, WC, wash hand basin.

#### **Exterior**

##### **Front Garden**

Two allocated off-street parking spaces are at the front of the property.

##### **Rear Garden**

To the rear of the property is a lawn area with side access.





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## Riverbank Cottages Station Road, Broxbourne

- Three bedrooms
- Semi-detached
- Stunning river views
- Driveway
- Sought-after

Tenure: Freehold EPC Rating: C

Council Tax Band: E

**£615,000**



Total floor area 97.8 m<sup>2</sup> (1,052 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:  
BRX109346 - 0006

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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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