



Grenville Avenue, Broxbourne EN10 7DH

welcome to

Grenville Avenue, Broxbourne

William H Brown are pleased to offer for sale, this superb extended Three bedroom semi-detached family home situated in the this highly sought after central Broxbourne location, just minutes' walk from The Broxbourne School, Station and local amenities. An early viewing is highly recommended.

The Accommodation Comprises:-

Front door to:-

Entrance Hall

Staircase to first floor landing with cupboard below, wood flooring, radiator, doors to:-

Lounge

14' 7" x 12' 1" (4.45m x 3.68m)

Window to front aspect, radiator.

Kitchen/Dining/Sitting Room Sitting Room Area

12' 1" x 11' 6" (3.68m x 3.51m)

Fireplace with inset log burner, radiator, polished wooden floor boards through to:-

Dining Area

9' 6" x 7' 11" (2.90m x 2.41m)

Patio doors to rear, radiator, skylight window, through to:-

Kitchen Area

17' 1" x 8' 3" (5.21m x 2.51m)

Window to rear aspect, door to rear garden, comprehensively fitted with a range of wood wall and base units with complementary granite preparation surfaces with under mounted sink unit, space for washing machine and dishwasher, space for fridge/freezer, range style cooker to remain.

First Floor Landing

Window to side aspect, radiator, access to part boarded loft, doors to:-

Bedroom One

13' x 10' 6" (3.96m x 3.20m)

Bay window to front aspect, radiator, fitted wardrobes and chest of drawers.

Bedroom Two

11' 6" x 10' 2" (3.51m x 3.10m)

Window to rear aspect, radiator, free-standing wardrobe to remain.

Bedroom Three

8' 5" x 7' 6" (2.57m x 2.29m)

Window to front aspect, radiator, wardrobe.

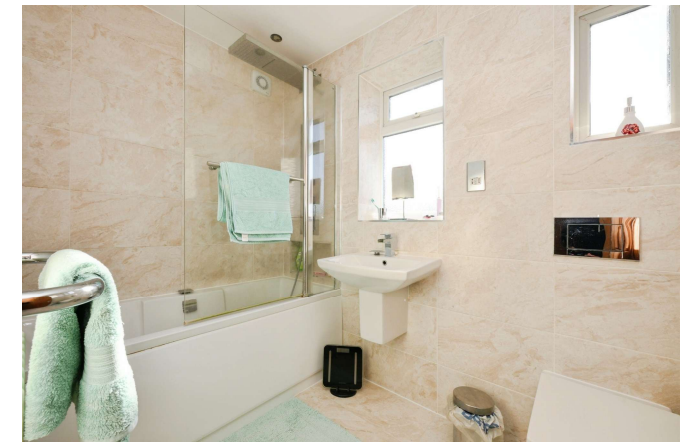
Bathroom

Window to rear aspect, fitted with White suite comprising low level wc, wall mounted wash hand basin, panel enclosed bath with shower over and glass shower screen, tiled walls and floor.

Exterior

To the front of the property there is a block paved Driveway affording Off Street parking for several vehicles serving Single Garage. To the rear, the property boasts a south facing garden with patio area to the immediate rear of the property with lighting, remainder laid to lawn with flower and shrub borders and timber shed.





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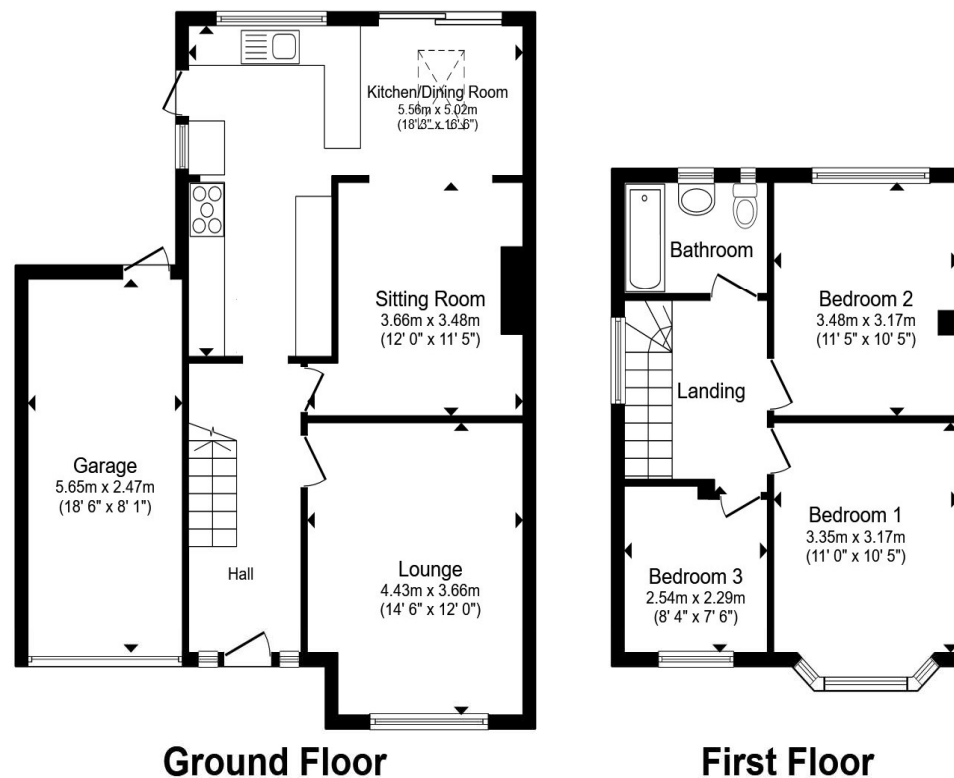
Grenville Avenue, Broxbourne

- Sought after central broxbourne location
- close to school and station
- Extended ground floor accommodation
- kitchen / dining / sitting room
- Large scope to further extend

Tenure: Freehold EPC Rating: D

Council Tax Band: E

£630,000



Total floor area 111.4 m² (1,199 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:
BRX105641 - 0003

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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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