



**Macers Lane, Broxbourne EN10 6EL**

**welcome to**

**Macers Lane, Broxbourne**

William H Brown are delighted to bring to the market this lovely and spacious three bedroom family home situated in a popular residential location. An early viewing is a must!



**Accommodation Comprises Of:  
Entrance Hall**

Laminate floor, radiator.

**Lounge**

17' 6" x 11' 9" ( 5.33m x 3.58m )

Double glazed window to front aspect, laminate floor, two radiators, storage cupboard.

**Dining Room**

15' 2" x 6' 10" ( 4.62m x 2.08m )

Tiled floor, radiator.

**Kitchen**

13' 1" x 9' 1" ( 3.99m x 2.77m )

Double glazed window to rear aspect, double glazed door to rear aspect, tiled floor, a range of wall and base units with complimenting worktops, plumbing for washing machine, plumbing for dishwasher, space for fridge freezer, part tiled walls.

**Landing**

Access to the loft.

**Bedroom 1**

14' 7" x 8' 9" ( 4.45m x 2.67m )

Double glazed window to rear aspect, radiator, laminate floor.

**Bedroom 2**

11' 10" x 7' 11" ( 3.61m x 2.41m )

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

**Bedroom 3**

8' 9" x 6' 9" ( 2.67m x 2.06m )

Double glazed window to front aspect, radiator.

**Bathroom**

Double glazed window to rear aspect, tiled walls, paneled bath, tiled floor, walk in shower cubicle, radiator, wc, wash hand basin.

**Exterior**

**Front Garden**

To the front of the property is a driveway.

**Rear Garden**

To the rear of the property is a paved area, rear access.



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welcome to

## Macers Lane, Broxbourne

- Three bedrooms
- Lovely and modern throughout
- Open plan living
- Driveway
- Popular location

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

offers in excess of

**£440,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
BRX109331 - 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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