



High Road, Broxbourne EN10 7LU

welcome to

High Road, Broxbourne

****Chain Free**** William H Brown are delighted to bring to the market this ideally located three bedroom semi detached house situated in the heart of Broxbourne. A great project opportunity!

Accommodation Comprises Of: Entrance Hall

Double glazed window to side aspect, radiator.

Shower Room

Double glazed window to rear aspect, tiled floor, tiled walls, shower cubicle, wash hand basin, chrome heated radiator.

Wc

Double glazed window to side aspect, wc, vinyl floor.

Lounge

15' 3" max x 12' 8" max (4.65m max x 3.86m max)
Double glazed window to front aspect, radiator, storage cupboard.

Kitchen

9' 5" x 8' (2.87m x 2.44m)
Double glazed window to rear aspect, gas hob, laminate floor, sink unit.

Landing

Double glazed window to side aspect, access to the loft.

Bedroom 1

18' 4" max into storage cupboard x 9' 5" max (5.59m max into storage cupboard x 2.87m max)
Double glazed window to front aspect, radiator, fitted wardrobe.

Bedroom 2

11' 3" x 10' (3.43m x 3.05m)
Double glazed window to rear aspect, radiator, fitted wardrobe.

Bedroom 3

8' 2" x 8' 2" (2.49m x 2.49m)

Double glazed window to rear aspect, radiator.

Exterior Front Garden

To the front to the property is a lawn area.

Rear Garden

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





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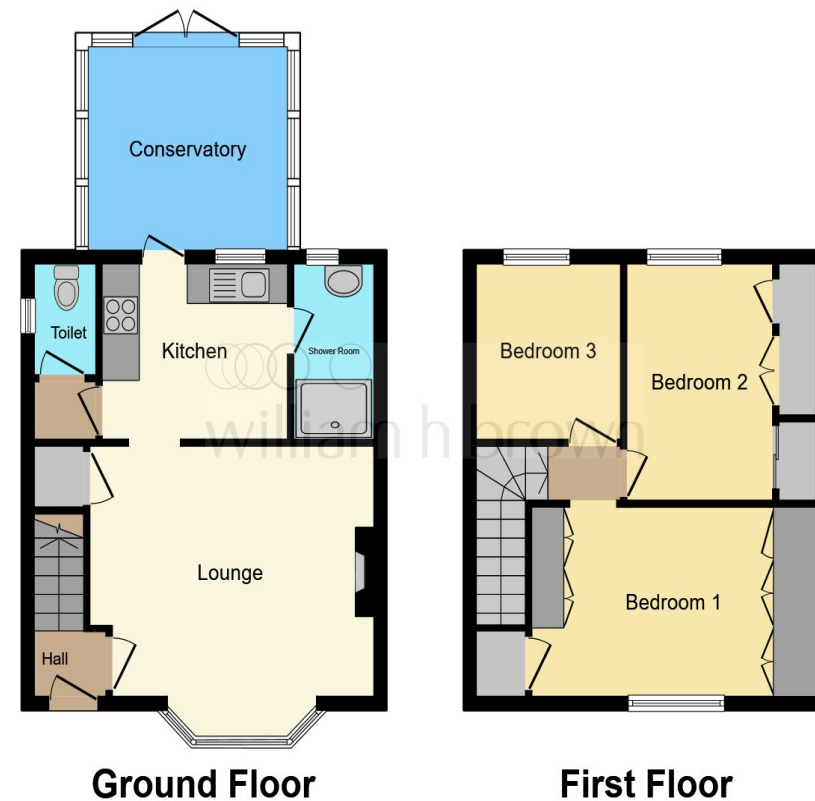
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High Road, Broxbourne

- Chain free
- Great project opportunity
- Three bedrooms
- Central Broxbourne location
- Lovely large rear garden

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

£390,000



Total floor area 82.0 m² (882 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

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Property Ref:
BRX109266 - 0002

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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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