



**Clydesdale Walk, Broxbourne EN10 6BP**

**welcome to**

## **Clydesdale Walk, Broxbourne**

William H Brown are pleased to bring to the market this chain free three bedroom family home situated in a popular residential location. An early viewing is essential

### **Accommodation Comprises Of: Entrance Hall**

Stairs to first floor, radiator.

### **Cloakroom**

Double glazed window to front aspect, wc, wash hand basin, radiator.

### **Lounge/Dining Room**

19' 4" x 15' 9" ( 5.89m x 4.80m )

Double glazed window to rear aspect, double glazed door to rear aspect, radiator.

### **Kitchen**

9' 10" x 9' 10" ( 3.00m x 3.00m )

Double glazed window to front aspect, a range of wall and base units with complimenting worktops, sink unit, laminate floor, radiator.

### **Landing**

Two storage cupboard, radiator.

### **Bedroom 1**

15' 1" max x 8' 10" max ( 4.60m max x 2.69m max )

Double glazed window to rear aspect, radiator.

### **Bedroom 2**

13' 9" max x 8' 6" max ( 4.19m max x 2.59m max )

Double glazed window to front aspect, radiator.

### **Bedroom 3**

9' 11" x 6' 8" ( 3.02m x 2.03m )

Double glazed window to rear aspect, radiator.

### **Bathroom**

Double glazed window to front aspect, wc, wash hand basin, paneled bath, radiator.

### **Exterior**

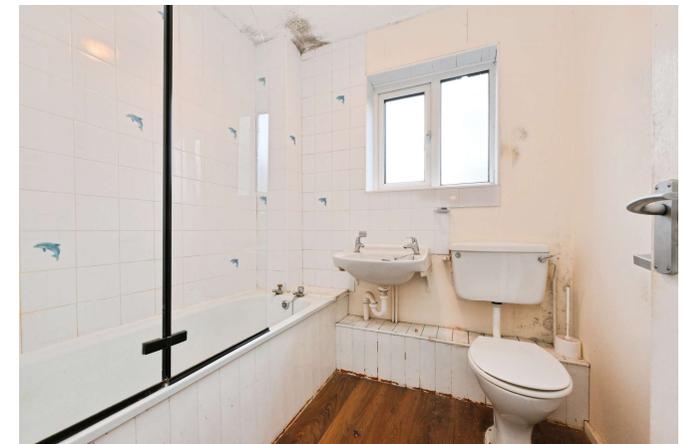
### **Front Garden**

To the front of the property is a pathway, lawn area.

### **Rear Garden**

To the rear of the property is a patio area, lawn area.





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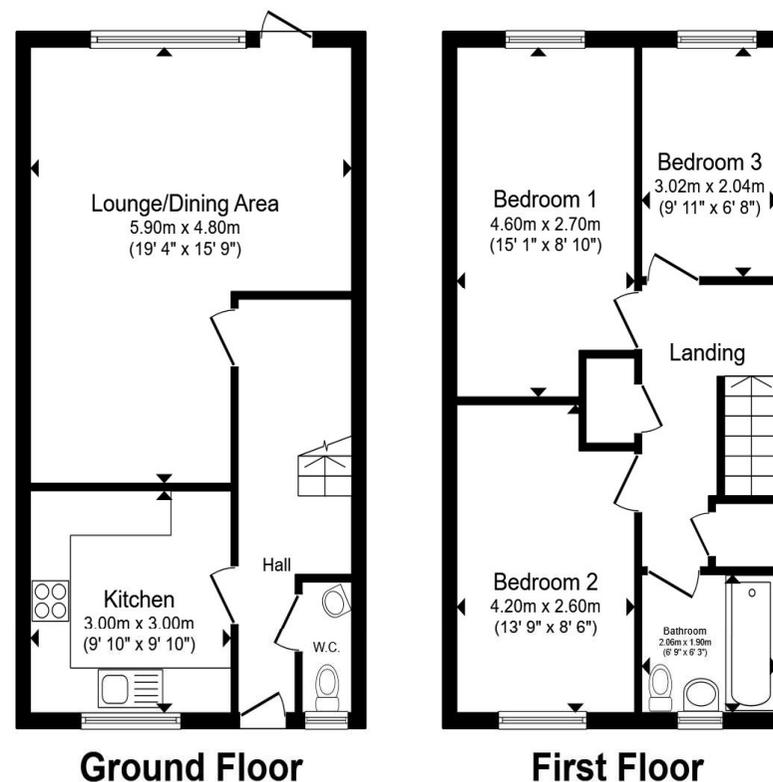
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## Clydesdale Walk, Broxbourne

- Three bedrooms
- Chain free
- Living room
- Kitchen
- Huge potential to improve

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

**£375,000**



Total floor area 86.4 m<sup>2</sup> (930 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:  
BRX109659 - 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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