





The Oval,Broxbourne EN10 6DQ

william h brown

welcome to

The Oval, Broxbourne

William H Brown are delighted to bring to the market this lovely extended four bedroom detached family home situated in a really popular residential location with river views! An early viewing is a must!













Accommodation Comprises Of:
Entrance Hall
Double glazed window to side aspect, radiator, laminate floor.

Cloakroom
Double glazed window to side aspect, tiled floor, tiled walls, wc, wash hand basin, radiator.

Study
10' 5" x 8' 1" (3.17m x 2.46m)
Double glazed window to front aspect, laminate floor, radiator.

Lounge
25' 6" x 11' 1" (7.77m x 3.38m)
Double glazed window to front aspect, laminate floor, media wall, radiator.

Kitchen/Diner
21' 9" x 21' 2" (6.63m x 6.45m)
A range of wall and base units with complimenting worktops, integrated double oven, integrated fridge freezer, gas hob, integrated dishwasher, bi-fold doors, tiled floor.

Landing
Double glazed window to side aspect, loft access.

Bedroom 1
11' 9" x 11' 3" (3.58m x 3.43m)
Double glazed window to front aspect, radiator.

En-Suite
Double glazed window to side aspect, tiled walls, tiled floor, wc, walk in shower cubicle, wash hand basin.

Bedroom 2
10' 3" x 8' 7" (3.12m x 2.62m)
Double glazed window to front aspect, radiator.

Bedroom 3
11' 2" x 11' 1" (3.40m x 3.38m)
Double glazed window to rear aspect, radiator.

Bedroom 4
8' x 7' 3" (2.44m x 2.21m)
Double glazed window to rear aspect, radiator, fitted wardrobe.

Bathroom
Double glazed window to rear aspect, tiled floor, tiled walls, wc, wash hand basin, paneled bath, chrome heated radiator.

Exterior
Front Garden
To the front of the property is a driveway.

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

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- Extended detached family home
- Four bedrooms
- Lovely open plan living
- River views
- Drive and garage

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

£635,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/BRX109679

The Property Ombudsman

Property Ref:
BRX109679 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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