



**Wharf Road, Broxbourne EN10 6HU**



**welcome to**

## **Wharf Road, Broxbourne**

William H Brown are pleased to bring to the market this lovely chain free, three bedroom semi detached property to the market, situated in a lovely road in Wormley. An early viewing is a must!

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

Storage cupboard, double glazed window to side aspect, radiator, spiral staircase to first floor.

### **Wet Room**

Double glazed window to rear aspect, shower overhead, wash hand basin, wc, radiator, tiled floor, tiled walls.

### **Lounge**

12' 1" x 10' 6" ( 3.68m x 3.20m )

Double glazed window to front aspect, radiator, wood flooring.

### **Dining Room**

17' max x 7' 11" max ( 5.18m max x 2.41m max )

Radiator, wood flooring.

### **Kitchen**

11' 10" x 8' 10" ( 3.61m x 2.69m )

Double glazed french doors to rear aspect, a range of wall and base units with complimenting worktops, sink unit, radiator, integrated oven, gas hob, extractor fan, tiled floor, part tiled walls, plumbing for washing machine and tumble dryer.

### **Bedroom 1**

12' 1" x 9' 7" ( 3.68m x 2.92m )

Double glazed window to front aspect, radiator, fitted carpet.

### **Bedroom 2**

9' 7" x 7' 10" ( 2.92m x 2.39m )

Double glazed window to rear aspect, radiator, fitted carpet.

### **Bedroom 3**

9' 2" x 7' ( 2.79m x 2.13m )

Double glazed window to front aspect, radiator, fitted carpet.

### **Bathroom**

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

### **Exterior Front Garden**

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

### **Rear Garden**

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





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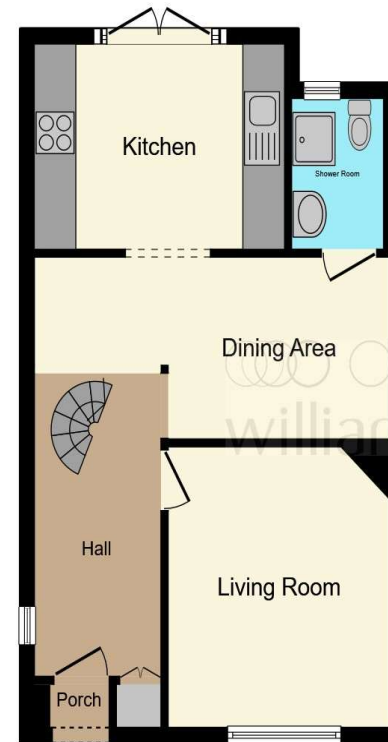
## Wharf Road, Broxbourne

- Chain free
- Three bedrooms
- Living room
- Lovely condition
- Popular location

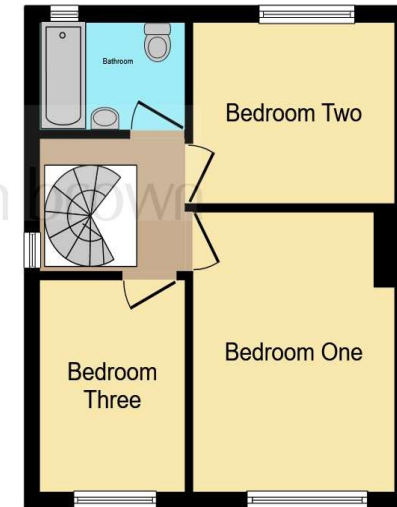
Tenure: Freehold EPC Rating: D

Council Tax Band: D

**£420,000**



**Ground Floor**



**First Floor**

Total floor area 76.3 m<sup>2</sup> (822 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](http://www.focalagent.com)

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Property Ref:  
BRX109443 - 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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