



**Springfields, Broxbourne EN10 7LX**

**welcome to**

## **Springfields, Broxbourne**

William H Brown are thrilled to bring to the market this rarely available three bedroom, detached family home situated on one of Broxbourne's most premium roads. An early viewing is a must!

### **Accommodation Comprises Of:**

#### **Entrance Porch**

Double glazed windows and lockable door to front aspect.

#### **Entrance Hall**

Two double glazed windows to front aspect, stairs to first floor, radiator and two storage cupboards under the stairs.

#### **Wc**

Double glazed window to side aspect, wc, radiator, tiled floor, tiled walls.

#### **Lounge**

15' 8" max x 12' 5" max ( 4.78m max x 3.78m max )  
Double glazed bay window to front aspect, fitted carpet, two radiators.

#### **Dining Room**

13' 1" x 12' 6" ( 3.99m x 3.81m )  
Two radiators, fitted carpet.

#### **Reception Room 3**

13' 9" x 11' 1" ( 4.19m x 3.38m )  
Double glazed door to rear aspect, radiator, fitted carpet.

#### **Kitchen**

12' 5" x 9' 7" ( 3.78m x 2.92m )  
Two double glazed windows to rear aspect, radiator, a range of wall and base units with complementing worktops, integrated appliances (dishwasher, washing machine, fridge and oven), tiled walls, tiled floor, sink unit.

#### **Landing**

Radiator.

#### **Wc (first Floor)**

Double glazed window to rear aspect, wc, radiator, fitted carpet, tiled walls.

#### **Bedroom 1**

15' 9" max x 13' 1" max ( 4.80m max x 3.99m max )  
Double glazed bay window to front aspect, fitted wardrobes, radiator, fitted carpet.

#### **Bedroom 2**

13' 1" x 13' 1" ( 3.99m x 3.99m )  
Double glazed window to rear aspect, free-standing wardrobe, radiator, fitted carpet.

#### **Bedroom 3**

8' 2" x 7' 10" ( 2.49m x 2.39m )  
Double glazed window to front aspect, radiator, fitted wardrobe and desk.

#### **Bathroom**

Double glazed window to rear aspect, paneled bath, sink with vanity unit, shower cubicle, airing cupboard, radiator, fitted carpet, tiled walls.

#### **Exterior Front Garden**

To the front of the property is a driveway, garage, (with electric, remote controlled door), lawn area, mature shrubs.

#### **Rear Garden**

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





***view this property online*** [williamhbrown.co.uk/Property/BRX109518](http://williamhbrown.co.uk/Property/BRX109518)



welcome to

## Springfields, Broxbourne

- Chain free
- Detached
- Three bedrooms
- Fantastic scope STPP
- Beautiful rear garden

Tenure: Freehold EPC Rating: E  
Council Tax Band: G

**£850,000**



Total floor area 145.8 m<sup>2</sup> (1,569 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)



**view this property online** [williamhbrown.co.uk/Property/BRX109518](http://williamhbrown.co.uk/Property/BRX109518)



Property Ref:  
BRX109518 - 0006

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.

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.

  
william h brown



**01992 464174**



[Broxbourne@williamhbrown.co.uk](mailto:Broxbourne@williamhbrown.co.uk)



47 High Road, BROXBOURNE, Hertfordshire,  
EN10 7HX



[williamhbrown.co.uk](http://williamhbrown.co.uk)