

Priory Close,Broxbourne EN10 6AB

william h brown

welcome to

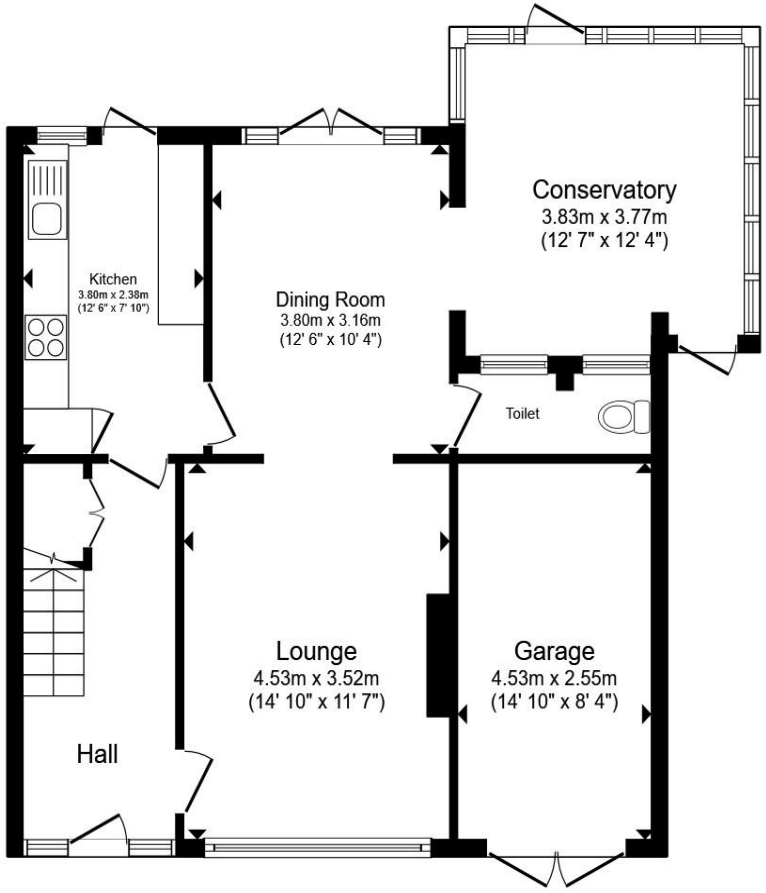
Priory Close, Broxbourne

William H Brown are delighted to present this deceptively spacious four-bedroom semi-detached family home, offering excellent scope to improve and extend (STPP). Set on a generous corner plot, the property benefits from a large front driveway and a very private rear garden with both side and rear access. The property does require modernisation but is well connected with transport links and local schools and shops. An early viewing is a must!

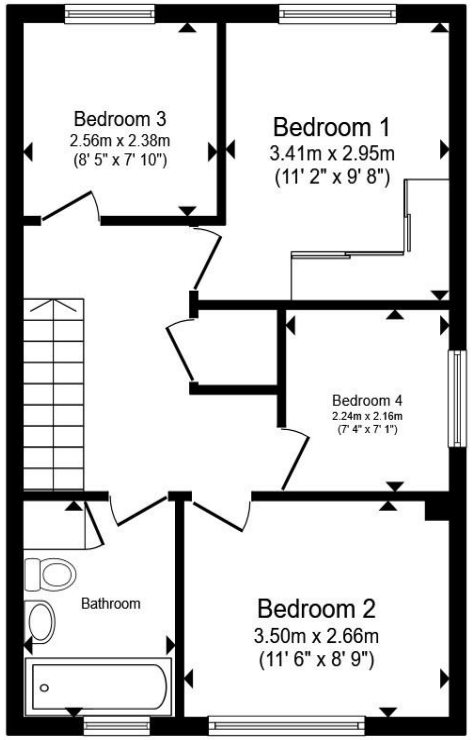








Ground Floor



First Floor

Total floor area 125.5 m² (1,350 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

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Accomodation Comprises

Kitchen
12' 7" max x 12' 6" max (3.84m max x 3.81m max)

Dining Room
12' 6" max x 10' 4" max (3.81m max x 3.15m max)

Living Room
14' 10" max x 11' 7" max (4.52m max x 3.53m max)

Conservatory
12' 7" max x 12' 4" max (3.84m max x 3.76m max)

Bedroom 1
11' 2" x 9' 8" (3.40m x 2.95m)

Bedroom 2
11' 6" max x 8' 9" max (3.51m max x 2.67m max)

Bedroom 3
8' 5" x 7' 2" (2.57m x 2.18m)

Bedroom 4
7' 1" max x 7' 4" max (2.16m max x 2.24m max)

Wc

Bathroom

External

welcome to

Priory Close, Broxbourne

- Semi detached family home
- Four bedrooms
- Scope to extend STPP
- Driveway
- Popular location

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

offers in excess of

£500,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/BRX109894

The Property Ombudsman

Property Ref:
BRX109894 - 0004

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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

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