



**Westlea Road, Broxbourne EN10 6JD**



**welcome to**

## **Westlea Road, Broxbourne**

\*\*\*OPEN DAY SATURDAY 4TH OCTOBER 10AM TO 12 PM, BY APPOINTMENT ONLY\*\*\*

William H Brown are delighted to bring to the market this charming three bedroom semi detached family home situated in a really popular residential road. An early viewing is a must!

### **Entrance Hall**

Laminate floor, storage cupboard, radiator.

### **Cloakroom**

Double glazed window to front aspect, vinyl floor, wc, radiator, wash hand basin, part tiled walls.

### **Lounge**

17' 5" x 14' ( 5.31m x 4.27m )

Double glazed window to rear aspect, double glazed window to front aspect, laminate floor, radiator.

### **Kitchen**

10' 9" x 10' 6" ( 3.28m x 3.20m )

Double glazed french doors, double glazed window to side aspect, a range of wall and base units with complimenting worktops, space for fridge freezer, sink unit, vinyl floor, space for washing machine, space for cooker.

### **Landing**

Two double glazed windows to front aspect, storage cupboard, access to the loft.

### **Bedroom 1**

13' 11" x 10' 6" ( 4.24m x 3.20m )

Double glazed window to rear aspect, radiator.

### **Bedroom 2**

10' 9" x 10' 6" ( 3.28m x 3.20m )

Double glazed window to rear aspect, radiator, storage cupboard.

### **Bedroom 3**

10' 4" x 6' 7" ( 3.15m x 2.01m )

Double glazed window to front aspect, radiator.

### **Bathroom**

Double glazed window to side aspect, wash hand basin, wc, paneled bath, vinyl floor, tiled walls, 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, two sheds, lawn area, side access to the rear of the property.





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## **Westlea Road, Broxbourne**

- Semi detached
- Three bedrooms
- Driveway
- Huge rear garden
- Potential to extend STPP

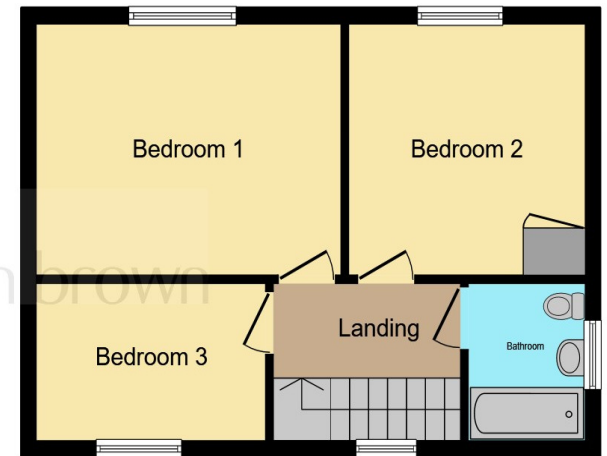
Tenure: Freehold EPC Rating: D

Council Tax Band: D

**£475,000**



**Ground Floor**



**First Floor**

Total floor area 81.1 sq.m. (873 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:  
BRX108277 - 0009

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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.

  
**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)**