



The Springs, Broxbourne EN10 6EW

william
h brown

welcome to

The Springs, Broxbourne

WILLIAM H BROWN are pleased to offer for sale this THREE DOUBLE BEDROOM SEMI DETACHED family home with INTEGRAL GARAGE and SOUTH FACING REAR GARDEN. Though in need of some modernisation, the property offers spacious living accommodation throughout, and being offered with NO CHAIN.

Accommodation Comprises

Main double glazed front door leading to:

Entrance Hall

Stairs to first floor, door to lounge/diner, door to ground floor cloakroom.

Ground Floor Cloakroom

Comprising of a low level flush WC, sink unit, double glazed window.

Lounge / Dining Area

24' 5" max x 11' 10" max (7.44m max x 3.61m max)
Double glazed window to front aspect, power points, TV point, coving to ceiling, door to reception 2 / sitting room, door to kitchen.

Kitchen

7' 5" x 11' 2" (2.26m x 3.40m)
Double glazed window and door to rear garden, wall cupboards, work surfaces, sink, space for cooker and space for washing machine and fridge freezer, tiled walls, understairs storage cupboard. Door to:

Sitting Room

9' 7" x 12' 2" (2.92m x 3.71m)
Two double glazed patio doors to rear and side aspects.

Rear Garden

South facing garden with brick built shed, fenced boundaries, side gate providing access to front.

First Floor Landing

Double glazed window to side aspect, loft access, door to:

Bedroom 1

11' 11" x 9' 3" (3.63m x 2.82m)

Built in double wardrobes, double glazed window to rear aspect, power points.

Bedroom 2

9' 3" x 10' (2.82m x 3.05m)
Built in wardrobes, double glazed window to front aspect, power points.

Bedroom 3

9' max x 10' 4" max (2.74m max x 3.15m max)
Double glazed window to rear aspect, LED lighting, power points.

Shower Room

Fully tiled shower cubicle, low level flush wc, sink unit, airing cupboard, double glazed window to front aspect.

Front Garden

Path, lawned area.

Integral Garage

16' 4" x 8' 4" (4.98m x 2.54m)
Light and power connected. Parking to front.

Agents Note

The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential timeframes involved.





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welcome to

The Springs, Broxbourne

- Spacious Semi Detached Family Home
- Three Well Proportioned Bedrooms
- Family Shower Room
- Ground Floor Cloakroom
- South Facing Rear Garden

Tenure: Freehold EPC Rating: F

Council Tax Band: E

£425,000



Total floor area 120.2 m² (1,294 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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Property Ref:
BRX109536 - 0002

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.



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