



**The Springs, Broxbourne EN10 6EW**



**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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## 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 m<sup>2</sup> (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](http://www.propertybox.io)

  
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Property Ref:  
BRX109536 - 0002

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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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