

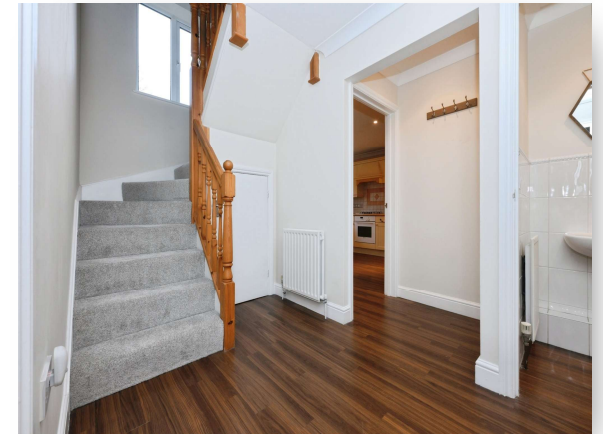


Riverbank Cottages Station Road, Broxbourne EN10 7AS

welcome to

Riverbank Cottages Station Road, Broxbourne

William H Brown are delighted to present this charming three-bedroom semi-detached home, set within a private residential close directly opposite Broxbourne train station, enjoying stunning views over the New River and close to Broxbourne Park.



**Accommodation Comprises Of:
Entrance Hall**

14' 4" x 9' (4.37m x 2.74m)

Laminate floor, storage cupboard.

Cloakroom

6' 2" x 3' 1" (1.88m x 0.94m)

Double-glazed window to front aspect, radiator, WC, wash hand basin, part-tiled walls, laminate floor.

Lounge

14' 3" x 10' 8" (4.34m x 3.25m)

Double-glazed window to front aspect, radiator, laminate floor, fireplace.

Dining Room

10' 7" x 9' 8" (3.23m x 2.95m)

Double-glazed window to front aspect, radiator, laminate floor.

Kitchen

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

Double-glazed window to rear aspect, a range of wall and base units with complementing worktops, part-tiled walls, gas hob, laminate floor.

Utility Room

5' 7" x 3' 11" (1.70m x 1.19m)

Double-glazed door to rear aspect, laminate floor.

Landing

9' 3" x 8' 11" (2.82m x 2.72m)

Access to the loft, storage cupboard.

Bedroom 1

14' 4" x 10' 9" (4.37m x 3.28m)

Double-glazed window to front aspect, double-glazed window to rear aspect, fitted wardrobe, radiator.

En-Suite

5' 1" x 4' 9" (1.55m x 1.45m)

Double-glazed Velux window to front aspect, shower cubicle, chrome heated radiator, WC, wash hand basin, part-tiled walls.

Bedroom 2

12' 7" x 8' 3" (3.84m x 2.51m)

Double-glazed window to front aspect, fitted wardrobe, radiator.

Bedroom 3

9' 3" x 7' 4" (2.82m x 2.24m)

Double-glazed window to rear aspect, radiator.

Bathroom

9' 3" x 5' (2.82m x 1.52m)

Velux window, tiled floor, part-tiled walls, panelled bath, radiator, WC, wash hand basin.

Exterior

Front Garden

Two allocated off-street parking spaces are at the front of the property.

Rear Garden

To the rear of the property is a lawn area with side access.



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welcome to

Riverbank Cottages Station Road, Broxbourne

- Three bedrooms
- Semi-detached
- Private residential close
- Driveway for two cars
- Stunning New River views

Tenure: Freehold EPC Rating: C

Council Tax Band: E

£600,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
BRX109346 - 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



47 High Road, BROXBOURNE, Hertfordshire,
EN10 7HX



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)