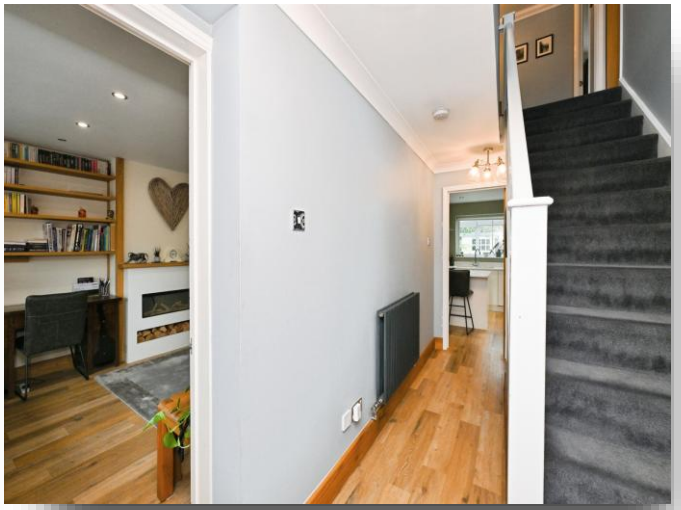






Pulham Avenue,BROXBOURNE EN10 7TB

william h brown

welcome to

Pulham Avenue, BROXBOURNE

William H Brown are delighted to bring to the market this substantial four bedroom detached family home situated in a popular residential location in Broxbourne. An early viewing is a must!

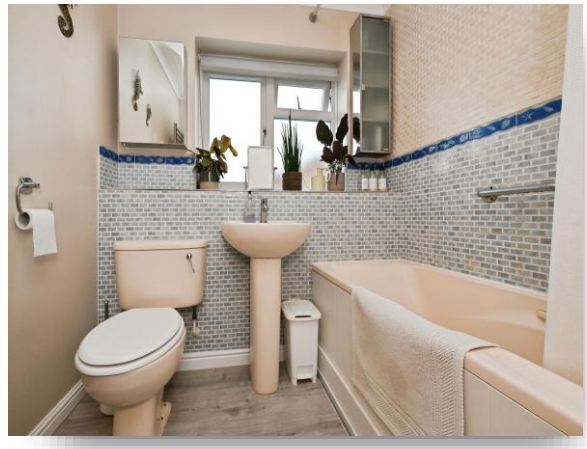












Accommodation Comprises
Main front door to:

Entrance Porch
Door to:

Entrance Hall
Stairs to first floor with understair cupboard, door to kitchen/diner, door to lounge.

Lounge / Diner
16' 9" x 11' 10" (5.11m x 3.61m)
Window to front aspect, fireplace. Through to:

Kitchen / Diner
21' x 11' 9" (6.40m x 3.58m)
Window to conservatory, door to utility room.

Utility Room
7' 3" x 5' 7" (2.21m x 1.70m)
Widow to side aspect, door to separate wc.

Wc
Window to side aspect.

First Floor Landing
Window to front aspect. Doors to all bedrooms, bathroom and ensuite bathroom.

Bedroom 1
11' 2" x 10' 6" (3.40m x 3.20m)
Window to front aspect. Door to:

En Suite Bathroom
Window to side aspect.

Bedroom 2
19' 6" x 8' (5.94m x 2.44m)
Window to front aspect.

Bedroom 3
10' 5" x 8' 2" (3.17m x 2.49m)
Window to rear aspect.

Bedroom 4
9' 11" x 8' 10" (3.02m x 2.69m)
Window to rear aspect.

Bathroom
Window to rear aspect.

Rear Garden
Paved and lawned area with garden shed. Covered seating area.

Front Garden
Private driveway and garage.

welcome to

Pulham Avenue, BROXBOURNE

- Detached family home
- Driveway and garage
- Four bedrooms
- Spacious accommodation throughout
- Sought after location

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: F

£775,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/BRX109971

The Property Ombudsman

Property Ref:
BRX109971 - 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

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