



**Sawells, Broxbourne EN10 7HQ**

**welcome to**

**Sawells, Broxbourne**

William H Brown are delighted to bring to the market this lovely, three bedroom end of terrace family home situated in the heart of Broxbourne. An internal viewing is a must!



## **Accommodation Comprises Of:**

### **Lounge**

19' 3" x 17' 11" ( 5.87m x 5.46m )

Double glazed window to front aspect, laminate flooring, stairs to first floor, radiator.

### **Dining Room**

11' 9" x 7' 5" ( 3.58m x 2.26m )

Storage cupboard, radiator.

### **Kitchen**

11' 9" x 10' ( 3.58m x 3.05m )

A range of wall and base units with complimenting worktops, gas hob, extractor fan, integrated oven, sink unit, laminate flooring.

### **Study/Playroom**

17' 8" x 6' 10" ( 5.38m x 2.08m )

Double glazed window to rear aspect, double glazed door to rear aspect, radiator.

### **Landing**

Double glazed window to side aspect, radiator.

### **Bedroom 1**

14' 9" x 11' 2" ( 4.50m x 3.40m )

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

### **Bedroom 2**

11' 6" x 10' 3" ( 3.51m x 3.12m )

Double glazed window to rear aspect, radiator.

### **Bedroom 3**

8' 9" x 7' 5" ( 2.67m x 2.26m )

Double glazed window to front aspect, radiator.

### **Bathroom**

Double glazed window to rear aspect, sink unit, wc, shower cubicle, tiled floor, tiled walls, radiator.

### **Exterior**

#### **Front Garden**

To the front of the property is a driveway

### **Rear Garden**

To the rear of the property is a lawn area, patio area, shed.



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welcome to

## Sawells, Broxbourne

- Lovely condition throughout
- Central Broxbourne location
- Three bedrooms
- Extended
- Drive

Tenure: Freehold EPC Rating: C

Council Tax Band: E

offers in excess of

**£540,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
BRX109746 - 0005

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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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