



**Mckenzie Road, Broxbourne EN10 7JH**

**welcome to**

**Mckenzie Road, Broxbourne**

Lovely traditional 3 bedroom semi detached family home in highly sought after location close to station, shops and schools



**Accommodation Comprises Of:  
Entrance Hall**

Double glazed window to side aspect, laminate floor.

**Cloakroom**

Double glazed window to side aspect, tiled floor, wc, wash hand basin.

**Lounge**

15' 2" x 12' ( 4.62m x 3.66m )

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

**Dining Room**

12' 3" x 12' 2" ( 3.73m x 3.71m )

Laminate floor, fireplace.

**Kitchen**

12' 9" x 8' 1" ( 3.89m x 2.46m )

Double glazed door to rear aspect, two double glazed windows to rear aspect, three double glazed windows to side aspect, a range of wall and base units with complimenting quartz worktops, integrated oven, integrated washing machine, integrated microwave, integrated fridge.

**Conservatory**

12' 8" x 10' 1" ( 3.86m x 3.07m )

Laminate floor, radiator.

**Landing**

Access to the loft.

**Bedroom 1**

12' 1" x 11' 6" ( 3.68m x 3.51m )

Double glazed window to rear aspect, radiator, laminate floor.

**Bedroom 2**

15' 11" x 11' 5" ( 4.85m x 3.48m )

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

**Bedroom 3**

8' 3" x 7' 6" ( 2.51m x 2.29m )

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

**Wc**

Double glazed window to side aspect, tiled floor, wc.

**Bathroom**

Double glazed window to rear aspect, tiled floor, tiled walls, shower cubicle, wash hand basin, paneled bath, chrome heated radiator.

**Exterior**

**Front Garden**

To the front of the property is a neatly tended lawn enclosed by picket fence.

**Rear Garden**

To the rear of the property is a patio area and a good size lawn area.

**Garage To Rear**



**view this property online** [williamhbrown.co.uk/Property/BRX109672](http://williamhbrown.co.uk/Property/BRX109672)



welcome to

## Mckenzie Road, Broxbourne

- Highly sought after area
- 3 bedroom semi detached family home with potential
- Walking distance of station shops and schools
- 2 reception rooms, ground floor cloakroom
- Re-fitted kitchen and bathroom

Tenure: Freehold EPC Rating: D

Council Tax Band: E

offers in excess of

**£650,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/BRX109672](http://williamhbrown.co.uk/Property/BRX109672)



Property Ref:  
BRX109672 - 0005

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.



william h brown



**01992 464174**



[Broxbourne@williamhbrown.co.uk](mailto:Broxbourne@williamhbrown.co.uk)



47 High Road, BROXBOURNE, Hertfordshire,  
EN10 7HX



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**