



Alexis Row, Broxbourne EN10 7FJ

welcome to

Alexis Row, Broxbourne

William H Brown are delighted to bring to the market this stunning and unique three bedroom family home situated in the heart of Broxbourne within a short walk from Broxbourne train station and close to all highly regarded local schools. An internal viewing is an absolute must!



Accommodation Comprises Of: Entrance Hall

wood floor, storage cupboard.

Cloakroom

wood floor, part tiled wall, wash hand basin, wc.

Lounge

16' 3" Max x 13' 9" Max (4.95m Max x 4.19m Max)

Double glazed window to rear aspect, wood floor, under floor heating, purpose-built AV cupboard/cabinet, speakers in the lowered ceilings.

Kitchen/Diner/Living Room

34' max x 16' 4" max (10.36m max x 4.98m max)

A range of wall and base units with complementing worktops, integrated oven, integrated dishwasher, integrated fridge freezer, wood floor, patio doors to front aspect, two storage cupboards, multiple speakers in lowered ceiling.

Bedroom 1

27' 3" max x 16' 3" max (8.31m max x 4.95m max)

Double glazed velux window to rear aspect, wood floor, storage cupboard, dressing area.

En-Suite

Tiled floor, part tiled walls, walk in wardrobe, wc, wash hand basin, chrome heated radiator.

Bedroom 2

16' 4" max x 10' 8" max (4.98m max x 3.25m max)

Double glazed window to front aspect, wood floor.

Bedroom 3

16' 4" max x 14' 3" max (4.98m max x 4.34m max)

Double glazed window to rear aspect, wood floor.

Bathroom

Tiled floor, paneled bath, tiled walls, wc, wash hand basin, chrome heated radiator.

Second Floor Landing

Storage cupboard.

Exterior Front Garden

To the front of the property is a landscaped front garden.

Rear Garden

To the rear of the property is artificial grass area, Private Gate leading to a covered Carport and Parking Space.

Exterior

To the front and rear are landscaped gardens, a car port and parking

Agent Note:

"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."



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Alexis Row, Broxbourne

- Three Bedrooms, able to reconfigured to four bedrooms
- Stunning kitchen/dining area
- Large spacious living room
- Under floor heating throughout
- Carport and parking

Tenure: Freehold EPC Rating: C

Council Tax Band: F

offers in excess of

£750,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
BRX108647 - 0007

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.



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