



**Grenville Avenue, Broxbourne EN10 7DH**

welcome to

## Grenville Avenue, Broxbourne

William H Brown are pleased to offer for sale, this superb extended Three bedroom semi-detached family home situated in the this highly sought after central Broxbourne location, just minutes' walk from The Broxbourne School, Station and local amenities. An early viewing is highly recommended.

### The Accommodation Comprises:-

Front door to:-

#### Entrance Hall

Staircase to first floor landing with cupboard below, wood flooring, radiator, doors to:-

#### Lounge

14' 7" x 12' 1" ( 4.45m x 3.68m )

Window to front aspect, radiator.

#### Kitchen/Dining/Sitting Room

##### Sitting Room Area

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

Fireplace with inset log burner, radiator, polished wooden floor boards through to:-

##### Dining Area

9' 6" x 7' 11" ( 2.90m x 2.41m )

Patio doors to rear, radiator, skylight window, through to:-

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17' 1" x 8' 3" ( 5.21m x 2.51m )

Window to rear aspect, door to rear garden, comprehensively fitted with a range of wood wall and base units with complementary granite preparation surfaces with under mounted sink unit, space for washing machine and dishwasher, space for fridge/freezer, range style cooker to remain.

##### First Floor Landing

Window to side aspect, radiator, access to part boarded loft, doors to:-

##### Bedroom One

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##### Exterior

To the front of the property there is a block paved Driveway affording Off Street parking for several vehicles serving Single Garage. To the rear, the property boasts a south facing garden with patio area to the immediate rear of the property with lighting, remainder laid to lawn with flower and shrub borders and timber shed.





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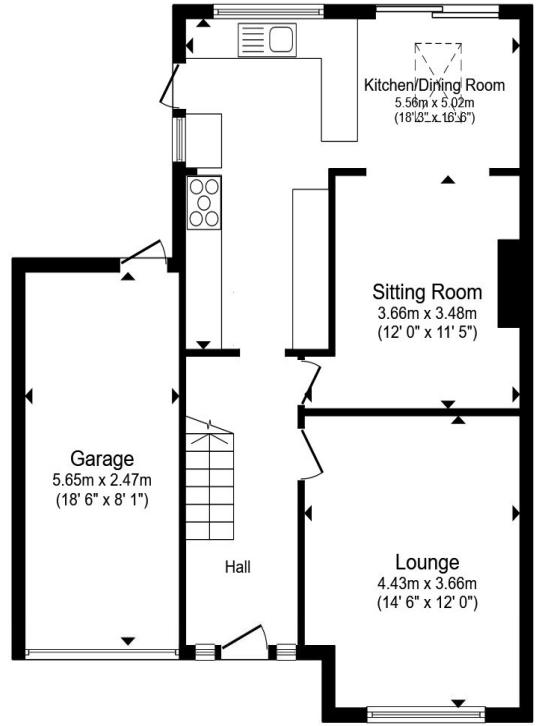
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- close to school and station
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- kitchen / dining / sitting room
- Large scope to further extend

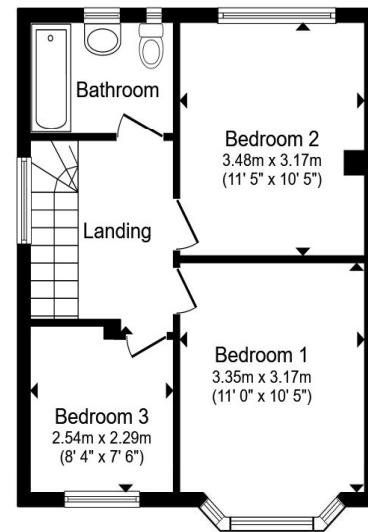
Tenure: Freehold EPC Rating: D

Council Tax Band: E

**£650,000**



Ground Floor



First Floor

Total floor area 111.4 m<sup>2</sup> (1,199 sq.ft.) approx

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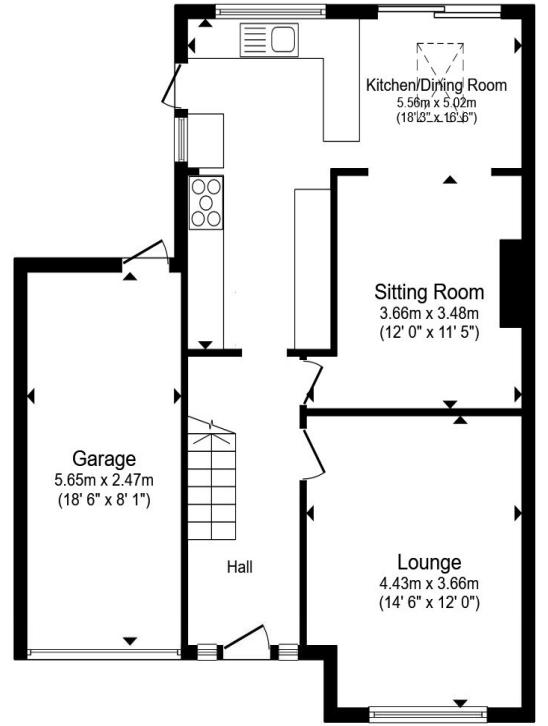
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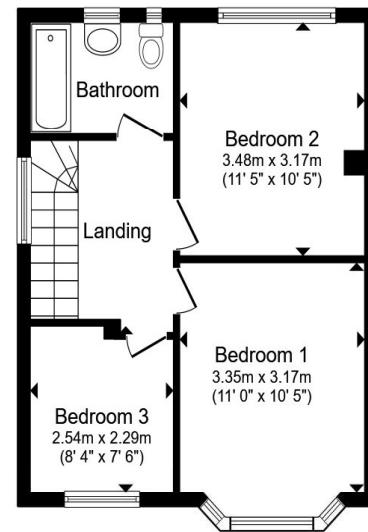
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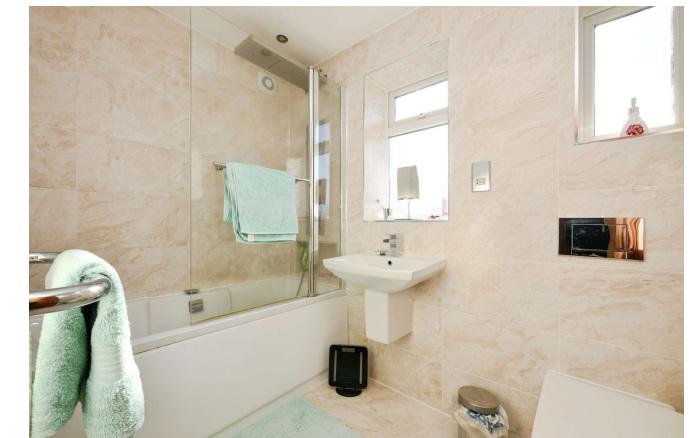
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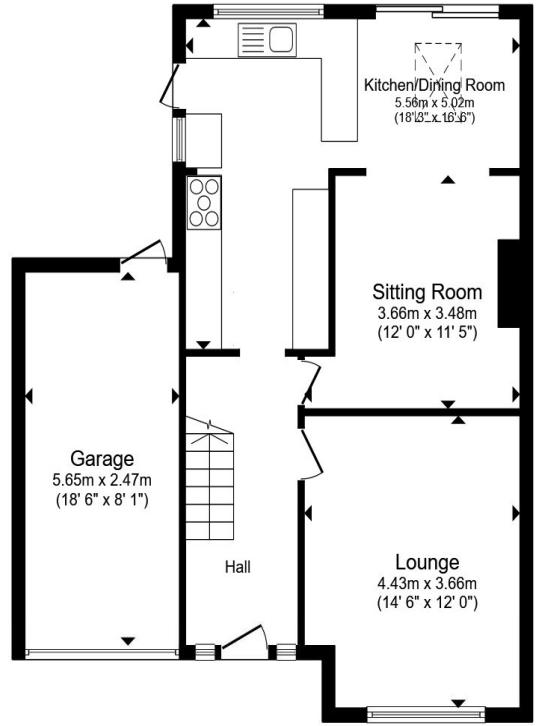
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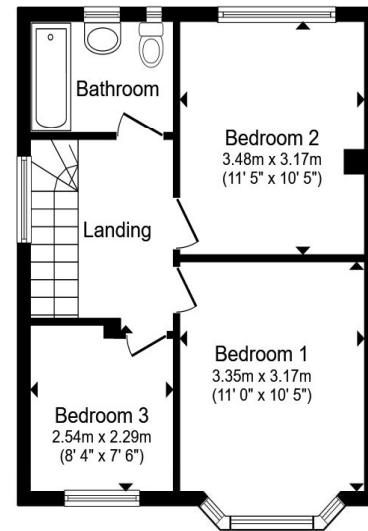
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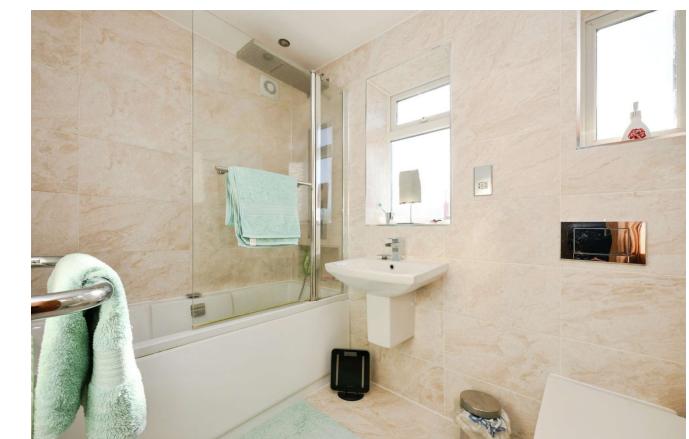
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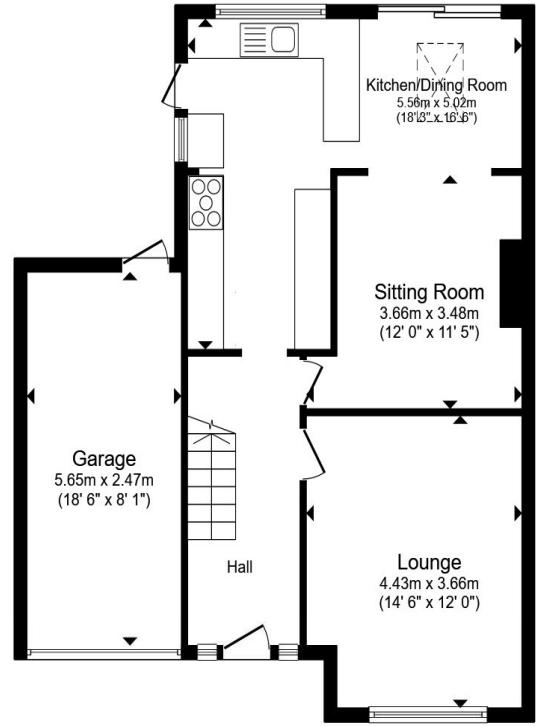
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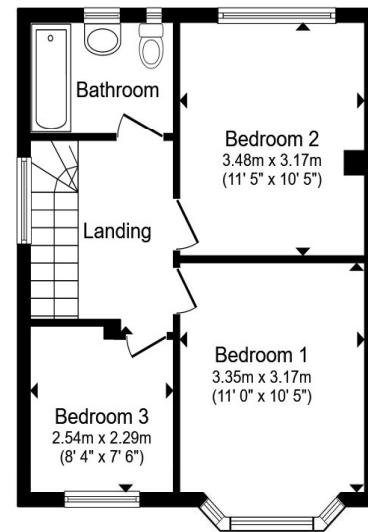
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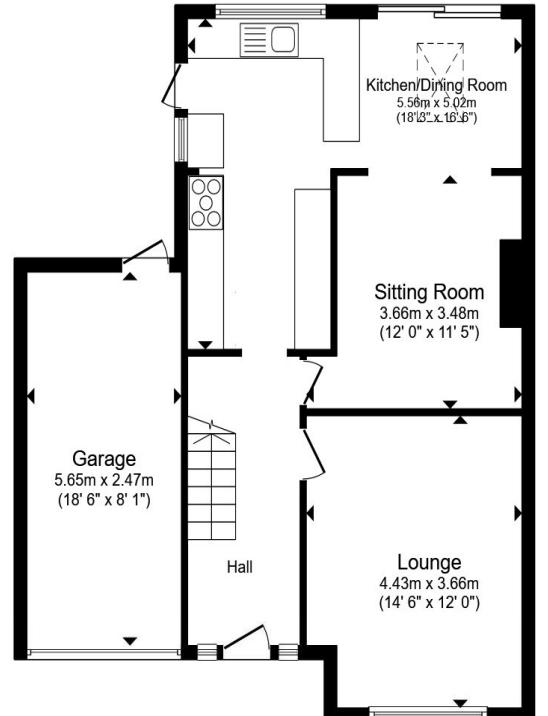
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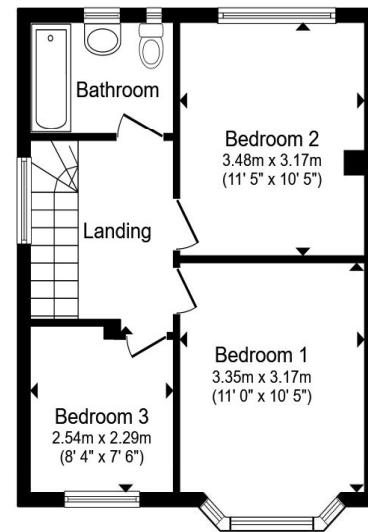
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