



**The Springs, Broxbourne EN10 6EW**

**welcome to**

**The Springs, Broxbourne**

William H Brown are delighted to bring to the market this lovely extended three bedroom semi detached property situated in a popular location. An early viewing is a must!



## **Accommodation Comprises Of:**

### **Cloakroom**

Double glazed window to side aspect, wc, wash hand basin, laminate flooring, radiator.

### **Lounge**

24' 9" x 19' 8" ( 7.54m x 5.99m )

Double glazed window to front aspect, laminate flooring, two radiators, storage cupboard.

### **Kitchen**

19' 11" x 8' 2" ( 6.07m x 2.49m )

Double glazed window to rear aspect, a range of wall and base units with complimenting worktops, french doors, tiled flooring.

### **Landing**

Double glazed window to side aspect, access to the loft.

### **Bedroom 1**

14' 1" x 9' 3" ( 4.29m x 2.82m )

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

### **Bedroom 2**

10' x 9' 1" ( 3.05m x 2.77m )

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

### **Bedroom 3**

11' 4" x 10' 4" ( 3.45m x 3.15m )

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

### **Bathroom**

Double glazed window to front aspect, tiled flooring, part tiled walls, wc, wash hand basin, shower cubicle, stand alone bath, radiator.

### **Exterior**

#### **Front Garden**

To the front of the property is a driveway, garage.

#### **Rear Garden**

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



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## The Springs, Broxbourne

- Semi detached
- Three bedrooms
- Extended
- Driveway
- Converted garage

Tenure: Freehold EPC Rating: C

Council Tax Band: E

# £465,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
BRX109779 - 0002

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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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