



**Sorbus Road, Broxbourne EN10 6GD**

**welcome to**

**Sorbus Road, Broxbourne**

William H Brown are delighted to bring to the market this well presented, chain free, two bedroom family home situated in a popular residential location in Broxbourne.



## **Accommodation Comprises:**

### **Entrance Hall**

Storage cupboard, radiator, stairs to first floor.

### **Cloakroom**

Wash hand basin, wc, tiled flooring, tiled walls, radiator.

### **Lounge**

17' 2" x 11' 7" ( 5.23m x 3.53m )

Two patio doors, radiator, storage cupboard, laminate flooring.

### **Kitchen**

9' 11" x 5' 10" ( 3.02m x 1.78m )

Double glazed window to front aspect, radiator, a range of wall and base units with complimenting worktops, tiled flooring, integrated oven, gas hob, extractor fan, sink unit, plumbing for washing machine and dishwasher.

### **Landing**

Storage cupboard, radiator.

### **Bedroom 1**

17' 9" x 8' 10" ( 5.41m x 2.69m )

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

### **Bedroom 2**

11' 5" x 8' 10" ( 3.48m x 2.69m )

Double glazed window to front aspect, radiator.

### **Bathroom**

Double glazed window to rear aspect, paneled bath, wc, wash hand basin, radiator, part tiled walls, tiled flooring, overhead shower.

### **Exterior**

#### **Front Garden**

To the front of the property is a driveway, pathway, lawn area.

#### **Rear Garden**

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



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welcome to

## Sorbus Road, Broxbourne

- Semi detached
- Two bedrooms
- Driveway
- Popular location
- Chain free

Tenure: Freehold EPC Rating: C  
Council Tax Band: D

offers in excess of

**£365,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
BRX109865 - 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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