



**Old Nazeing Road, Broxbourne EN10 6RG**

**welcome to**

**Old Nazeing Road, Broxbourne**

William H Brown are delighted to bring to the market this stunning four bedroom detached family home situated on one of Broxbournes most popular roads. An internal viewing is a must!



**Accommodation Comprises Of:  
Entrance Porch**

Tiled floor.

**Shower Cubicle**

Chrome heated radiator, wc, walk in shower cubicle, wash hand basin, tiled walls, double glazed window to side aspect, storage cupboard, tiled floor.

**Study**

15' 1" x 12' 1" ( 4.60m x 3.68m )

Double glazed window to side aspect, double glazed window to front aspect, two radiators, wood flooring.

**Lounge**

22' 5" x 12' ( 6.83m x 3.66m )

Double glazed window to front aspect, two radiators, wood flooring.

**Kitchen**

29' 6" x 16' 3" ( 8.99m x 4.95m )

patio doors, integrated fridge freezer, tiled floor, island, a range of wall and base units with complimenting worktops, underfloor heating, integrated dishwasher, hob.

**Landing**

Access to the loft, double glazed window to rear aspect, wood flooring.

**Bedroom 1**

14' 10" x 7' 2" ( 4.52m x 2.18m )

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

**Bedroom 2**

16' 5" max into wardrobe x 12' 7" ( 5.00m max into wardrobe x 3.84m )

Double glazed window to front aspect, wood flooring, fitted wardrobe, radiator.

**Bedroom 3**

15' 3" x 12' 1" ( 4.65m x 3.68m )

Double glazed window to front aspect, wood flooring, radiator, fitted wardrobe.

**Bedroom 4**

12' 5" x 6' ( 3.78m x 1.83m )

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

**Bathroom**

Walk in shower cubicle, double glazed window to rear aspect, tiled walls, tiled floor, chrome heated radiator, wc, wash hand basin, storage cupboard.

**Exterior**

**Front Garden**

To the front of the property is a driveway.

**Rear Garden**

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



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## Old Nazeing Road, Broxbourne

- Detached family home
- Four bedrooms
- Stunning rear garden
- Two bathrooms
- Stunning rear extension with open plan kitchen and living room

Tenure: Freehold EPC Rating: C

Council Tax Band: E

offers in excess of

**£880,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
BRX108887 - 0008

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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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