

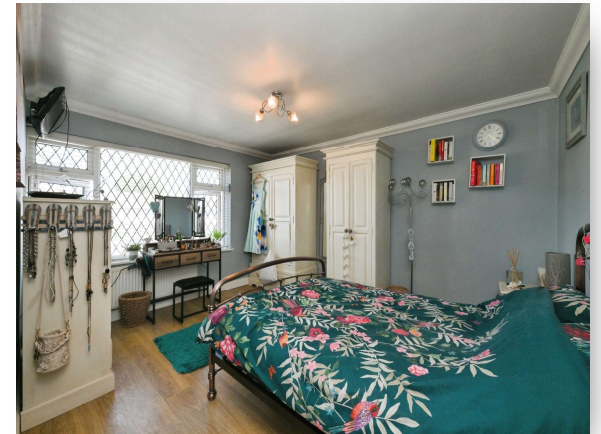


**Bell Lane, Broxbourne EN10 7HH**

**welcome to**

**Bell Lane, Broxbourne**

William H Brown are delighted to bring to the market this lovely and extended three bedroom family home situated in the heart of Broxbourne. An internal viewing is a must!



## **Accommodation Comprises Of:**

### **Entrance Hall**

Double glazed window to front aspect, part tiled walls, tiled flooring.

### **Lounge**

15' 9" x 13' 7" ( 4.80m x 4.14m )

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

### **Dining Room**

12' 8" x 7' 5" ( 3.86m x 2.26m )

French doors, laminate flooring, radiator, storage cupboard.

### **Kitchen**

11' x 9' 7" ( 3.35m x 2.92m )

Double glazed window to rear aspect, double glazed door to rear aspect, a range of wall and base units with complimenting worktops, integrated oven, gas hob, extractor fan, tiled flooring, integrated fridge freezer, integrated dishwasher.

### **Landing**

Access to the loft.

### **Bedroom 1**

13' 7" x 11' 2" ( 4.14m x 3.40m )

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

### **Bedroom 2**

11' 2" x 9' 7" ( 3.40m x 2.92m )

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

### **Bedroom 3**

8' 3" x 7' 6" ( 2.51m x 2.29m )

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

### **Bathroom**

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

## **Exterior**

### **Front Garden**

To the front of the property is a driveway.

### **Rear Garden**

To the rear of the property is a paved area, rear access, shed, pergola area.



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welcome to

## Bell Lane, Broxbourne

- Driveway and garage
- Three bedrooms
- Family bathroom and wc
- Lovely and spacious
- Modern interior

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

# £530,000



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
BRX109875 - 0003

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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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