



Winford Drive, Broxbourne EN10 6PL

welcome to

Winford Drive, Broxbourne

William H Brown are delighted to bring to the market this lovely three bedroom family home situated on a popular road in Broxbourne, close to excellent schools and Broxbourne train station.



Accommodation Comprises Of: Entrance Hall

Double glazed window to front aspect, tiled flooring, designer radiators.

Cloakroom

Wash hand basin, wc, tiled flooring.

Lounge

21' 5" x 10' 3" (6.53m x 3.12m)

Two designer radiators.

Kitchen

15' 4" x 15' 2" (4.67m x 4.62m)

Two double glazed windows to front aspect, a range of wall and base units with complimenting worktops, space for fridge freezer, designer radiators, tiled flooring.

Fully Insulated Garden Room

17' 10" x 9' 7" (5.44m x 2.92m)

Tiled flooring, french doors,

Landing

Access to the loft, storage cupboard.

Bedroom 1

14' 2" x 11' (4.32m x 3.35m)

Double glazed window to rear aspect, fitted wardrobes, designer radiators.

Bedroom 2

8' 5" x 7' 9" (2.57m x 2.36m)

Double glazed window to rear aspect, fitted wardrobes, designer radiators.

Bedroom 3

13' 10" x 7' 11" (4.22m x 2.41m)

Double glazed window to front aspect, fitted wardrobe, designer radiators.

Bathroom

12' 7" x 5' 9" (3.84m x 1.75m)

Two double glazed windows to front aspect, wc, paneled bath, radiator, wash hand basin, vinyl

flooring, tiled walls, shower cubicle.

Exterior Front Garden

To the front of the property is a paved garden that could create a driveway subject to necessary consents.

Rear Garden

To the rear of the property is a decked area, shed, lawn area, rear access, South facing



view this property online williamhbrown.co.uk/Property/BRX109799



welcome to

Winford Drive, Broxbourne

- Larger than average 3 bedroom End of Terrace property in sought after area
- Lovely condition throughout
- Close to highly regarded local schools
- Large L shaped Kitchen / Diner
- Spacious Garden Room - solar roof and fully insulated

Tenure: Freehold EPC Rating: D

Council Tax Band: E

£475,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/BRX109799



Property Ref:
BRX109799 - 0007

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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.



william h brown



01992 464174



Broxbourne@williamhbrown.co.uk



47 High Road, BROXBOURNE, Hertfordshire,
EN10 7HX



williamhbrown.co.uk