









## welcome to

# **Winford Drive, Broxbourne**

William H Brown are delighted to bring to the market this lovely three bedroom family home situated in a quiet residential location of Broxbourne. The property is presented in fantastic condition and offers spacious living accommodation throughout. An early viewing is a must!













# **Accommodation Comprising Of: Entrance Hall**

Double glazed window to front aspect, laminate floor, radiator

### **Living Room**

17' 1" x 14' 3" ( 5.21m x 4.34m )

Double glazed bay window to front aspect, laminate flooring, staircase to first floor, 2 radiators

#### **Downstairs Wc**

Double glazed window to front aspect, low level wc, sink unit, laminate flooring

#### Kitchen

17' 2" x 10' 3" ( 5.23m x 3.12m )

Double glazed window to rear aspect, a range of modern gloss wall and base units with complimenting worktops, incorporating a stainless steel sink unit, integrated dishwasher, fridge freezer, double oven, gas hob and extractor fan. The floor is tiled and there is plumbing for a washing machine.

#### Conservatory

11' 1" x 11' 10" (3.38m x 3.61m) Patio doors to rear garden

#### **First Floor Landing**

Loft access, cupboard

#### **Bedroom 1**

13' 9"  $\times$  10' 10" (  $4.19m \times 3.30m$  ) Double glazed window to rear aspect, built in wardrobe, radiator

### **Bedroom 2**

11'  $\times$  9' 10" (  $3.35m \times 3.00m$  ) Double glazed window to front aspect, radiator

#### **Bedroom 3**

7' 1" x 7' ( 2.16m x 2.13m ) Double glazed window to front aspect, radiator

#### **Bathroom**

Double glazed window to rear aspect with shutters,

paneled bath with shower attachment, low level wc, vanity unit with wash hand basin, tiled walls and floor

#### **Exterior**

To the rear of the property is a well maintained garden with decking and lawn area, there is a garage en-bloc and plenty of communal parking





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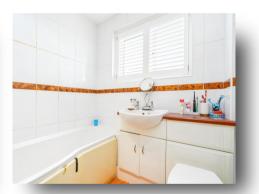
# Winford Drive, Broxbourne

- Three bedrooms
- Staggered Terrace
- Modern kitchen/dining room
- Picturesque location
- Close proximity to local schools and transport links

Tenure: Freehold EPC Rating: Awaited

# £425,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/BRX107330



Property Ref: BRX107330 - 0004 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.

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