



The Canadas, Broxbourne EN10 6DP

welcome to

The Canadas, Broxbourne

WILLIAM H BROWN are delighted to offer for sale this beautifully presented TWO BEDROOM TERRACED HOME with GARAGE/GYM ideally located within this popular development, only moments away from Brookfield Shopping Centre and Cheshunt mainline station. Viewing recommended.



Accommodation Comprises

Main front door leading to:

Entrance Porch

Door to:

Living Room

13' 4" x 12' 5" (4.06m x 3.78m)

Window to front aspect. Stairs to first for, access through to kitchen and to access to conservatory.

Kitchen

9' 5" x 5' 3" (2.87m x 1.60m)

Conservatory

11' 10" x 10' 1" (3.61m x 3.07m)

Double doors to rear aspect.

First Floor Landing

Doors to all bedrooms and bathroom.

Bedroom 1

10' 4" x 9' 1" (3.15m x 2.77m)

Window to front aspect.

Bedroom 2

9' 3" x 7' 5" (2.82m x 2.26m)

Window to rear aspect.

Bathroom

9' 3" x 4' 10" (2.82m x 1.47m)

Window to rear aspect.

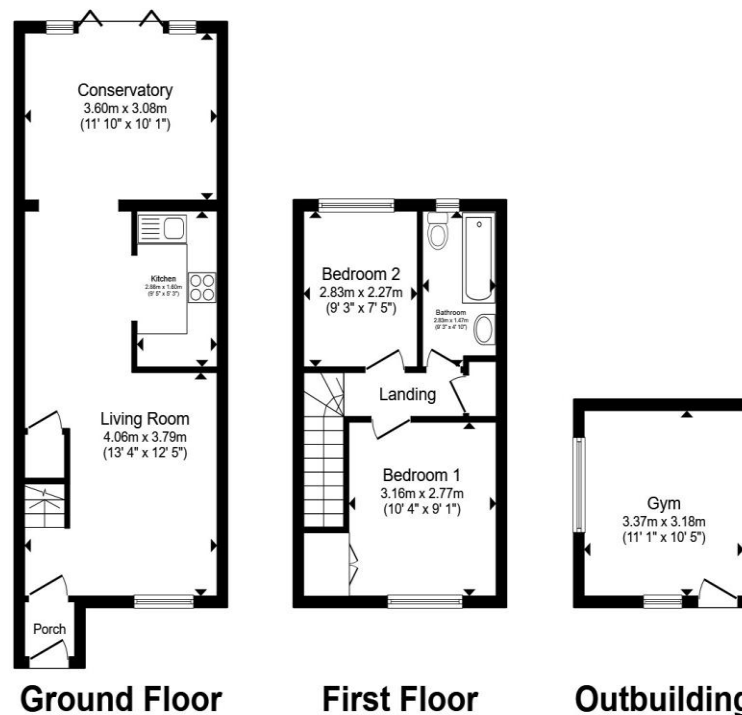
Garage / Gym

11' 1" x 10' 5" (3.38m x 3.17m)

Window and door to front aspect, window to side aspect..

Rear Garden

With rear gate.



Total floor area 67.3 m² (724 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

william
h brown



view this property online williamhbrown.co.uk/Property/BRX110035



welcome to

The Canadas, Broxbourne

- Stunning interior
- Rear extension
- Modern throughout
- Rear parking and garage
- Popular location

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

£399,995



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/BRX110035



Property Ref:
BRX110035 - 0002

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