



Winford Drive, Broxbourne EN10 6PN

welcome to

Winford Drive, Broxbourne

WILLIAM H BROWN are pleased to offer for sale this THREE BEDROOM family home being offered with VACANT POSSESSION ideally located within this popular residential location, within easy access of local amenities, both Broxbourne Secondary & Primary schools and mainline railway station.



Accommodation Comprises

Main front door to:

Entrance Hall

Doors to ground floor shower room and lounge.

Ground Floor Shower Room

Lounge

Doors to:

Kitchen

Dining Room

Access to kitchen and doors to:

Study / Snug

First Floor Landing

Window to side aspect, doors to bedrooms and family bathroom.

Bedroom 1

Window to front aspect, built in wardrobe.

Bedroom 2

Window to rear aspect, built in wardrobe.

Bedroom 3

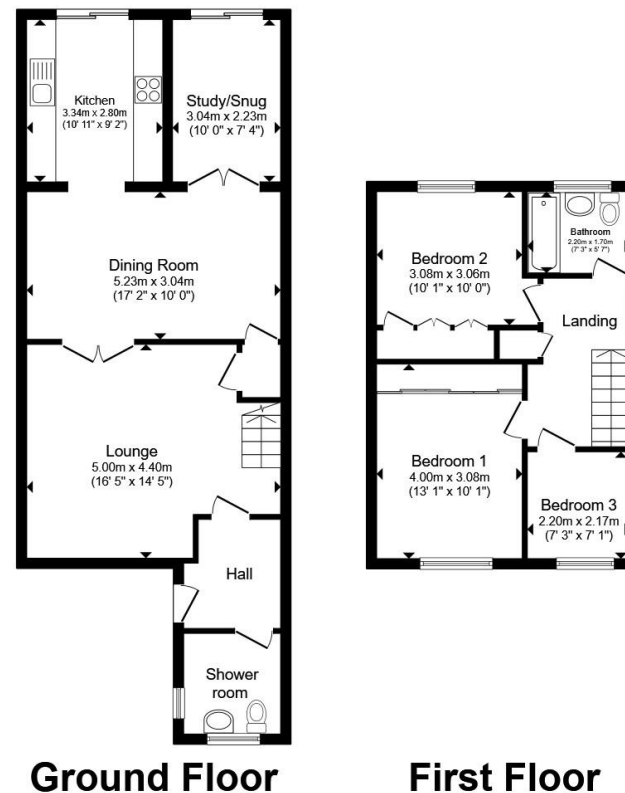
Window to front aspect.

Bathroom

Comprising of a bath, wash basin, wc, window to rear aspect.

Rear Garden

Front Garden



Ground Floor

First Floor

Total floor area 104.7 m² (1,127 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



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Winford Drive, Broxbourne

- NO CHAIN
- Three bedroom family home
- Kitchen & study/snug
- Lounge and Dining Room
- Ground floor shower room & first floor bathroom
- Potential to modernise (STPP)
- Private rear garden with access via side
- Garage en bloc and parking

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

£460,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/BRX109891



Property Ref:
BRX109891 - 0008

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