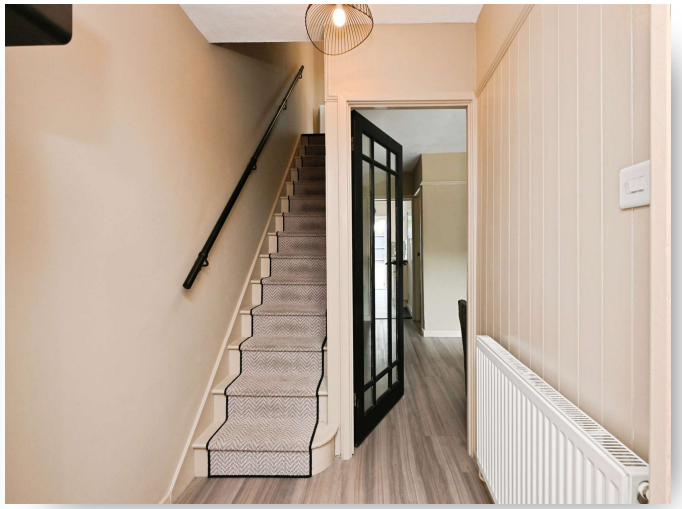






Lichfield Way,Broxbourne EN10 6PT

william h brown

welcome to

Lichfield Way, Broxbourne

William H Brown are delighted to bring to the market this stunning, extended three/four bedroom family home situated in the heart of popular Broxbourne. An early viewing is a must!





William H Brown are delighted to bring to the market this stunning, extended three/four bedroom family home situated in the heart of popular Broxbourne. Offered in fantastic condition with plenty of living space throughout, this home comprised of two/three reception rooms (third reception room can be used as a fourth bedroom), three good sized bedrooms, a modern family bathroom and a kitchen. Externally there is a driveway affording offstreet parking, and a good sized garden to the rear. Close by are highly regarded schools, transport links such as Broxbourne train station and essential shops. An early viewing is a must! Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Accommodation Comprises Of:

Living Room
13' 10" max x 12' 6" max (4.22m max x 3.81m max)

Kitchen
10' 9" max x 7' max (3.28m max x 2.13m max)

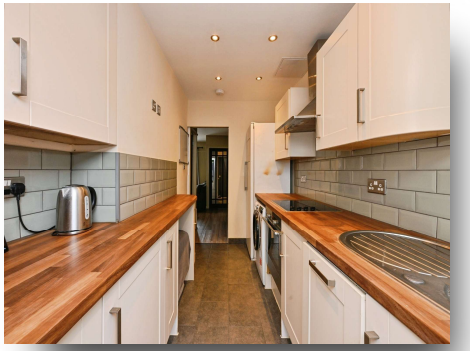
Bedroom 1
11' 3" x 9' 2" (3.43m x 2.79m)

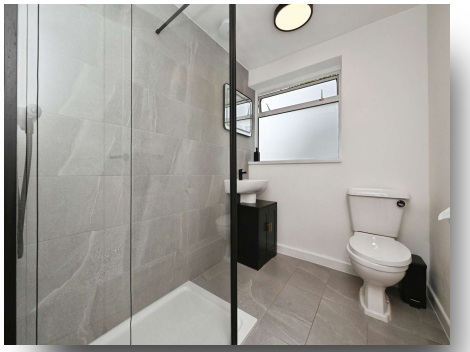
Bedroom 2
10' 11" max x 9' 9" max (3.33m max x 2.97m max)

Bedroom 3
9' 9" max x 6' 6" max (2.97m max x 1.98m max)

External







view this property online williamhbrown.co.uk/Property/BRX109552

welcome to

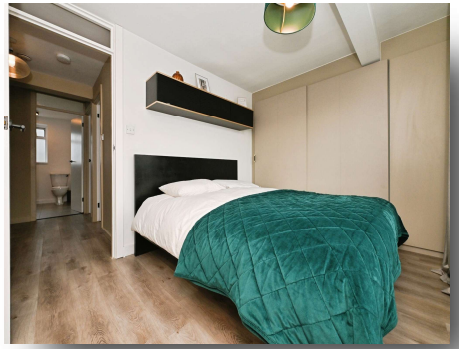
Lichfield Way, Broxbourne

- Three/four bedrooms
- Extended family home
- End of terrace
- Popular road
- Close by to highly regarded local schools

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

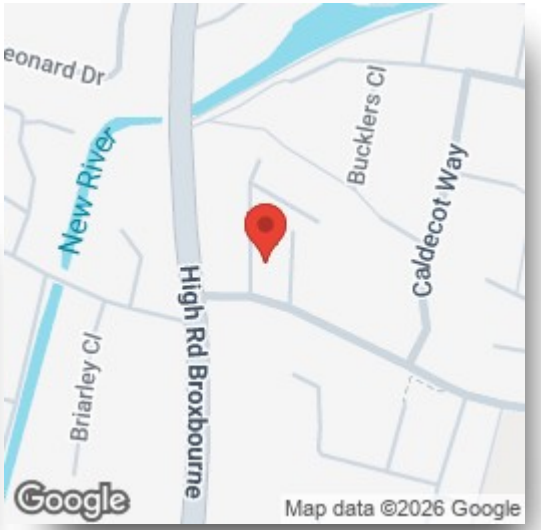
offers in excess of

£500,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/BRX109552

The Property Ombudsman

Property Ref:
BRX109552 - 0006

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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

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