



**The Oval, Broxbourne EN10 6DQ**

**welcome to**

## **The Oval, Broxbourne**

William H Brown are delighted to bring to the market this lovely extended four bedroom detached family home situated in a really popular residential location with river views! An early viewing is a must!

### **Accommodation Comprises Of: Entrance Hall**

Double glazed window to side aspect, radiator, laminate floor.

### **Cloakroom**

Double glazed window to side aspect, tiled floor, tiled walls, wc, wash hand basin, radiator.

### **Study**

10' 5" x 8' 1" ( 3.17m x 2.46m )  
Double glazed window to front aspect, laminate floor, radiator.

### **Lounge**

25' 6" x 11' 1" ( 7.77m x 3.38m )  
Double glazed window to front aspect, laminate floor, media wall, radiator.

### **Kitchen/Diner**

21' 9" x 21' 2" ( 6.63m x 6.45m )  
A range of wall and base units with complimenting worktops, integrated double oven, integrated fridge freezer, gas hob, integrated dishwasher, bi-fold doors, tiled floor.

### **Landing**

Double glazed window to side aspect, loft access.

### **Bedroom 1**

11' 9" x 11' 3" ( 3.58m x 3.43m )  
Double glazed window to front aspect, radiator.

### **En-Suite**

Double glazed window to side aspect, tiled walls, tiled floor, wc, walk in shower cubicle, wash hand basin.

### **Bedroom 2**

10' 3" x 8' 7" ( 3.12m x 2.62m )  
Double glazed window to front aspect, radiator.

### **Bedroom 3**

11' 2" x 11' 1" ( 3.40m x 3.38m )  
Double glazed window to rear aspect, radiator.

### **Bedroom 4**

8' x 7' 3" ( 2.44m x 2.21m )  
Double glazed window to rear aspect, radiator, fitted wardrobe.

### **Bathroom**

Double glazed window to rear aspect, tiled floor, tiled walls, wc, wash hand basin, paneled bath, chrome heated radiator.

### **Exterior Front Garden**

To the front of the property is a driveway.

### **Rear Garden**

To the rear of the property is a patio area, lawn area.





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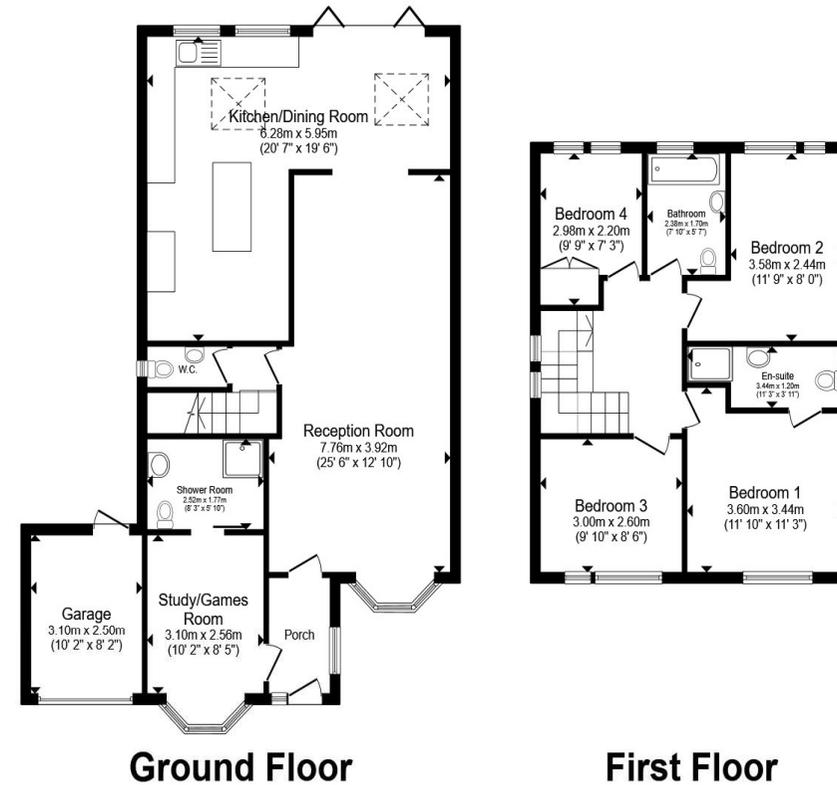
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## The Oval, Broxbourne

- Extended detached family home
- Four bedrooms
- Lovely open plan living
- River views
- Drive and garage

Tenure: Freehold EPC Rating: Awaited  
Council Tax Band: F

**£675,000**



Total floor area 140.6 m<sup>2</sup> (1,513 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](http://www.propertybox.io)



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Property Ref:  
BRX109679 - 0002

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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](mailto:Broxbourne@williamhbrown.co.uk)



47 High Road, BROXBOURNE, Hertfordshire,  
EN10 7HX



[williamhbrown.co.uk](http://williamhbrown.co.uk)