



ABSOLUTE
PROPERTY

79 Broomfield Avenue
Herts, EN10 6LS
Price Guide £260,000



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PROPERTY

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Absolute Property are pleased to offer this well presented chain free one bedroom house. Located in Turnford providing easy access to several educational institutions, including primary and secondary schools. The Hertford Regional College, which offers a range of further education courses, also has a campus in Turnford. It is well-connected by road, with the A10 providing easy access to London and the M25 motorway. Public transport options include bus services to surrounding towns and villages. Benefits include, allocated parking, own front garden, double glazing and lounge/diner. Viewing is highly recommended.



ENTRANCE:

Porch to front door opening to:

LOUNGE/DINER:

13'3 x 10'8 (4.04m x 3.25m)

Upvc double glazed window to front aspect, wood laminate flooring, two radiators, tv socket, door to kitchen, stairs to first floor landing.

KITCHEN:

9'8 x 4'11 (2.95m x 1.50m)

Range of eye and base level units, cooker point, plumbing for washing machine, understairs storage, stainless steel sink drainer unit, upvc double glazed window to front aspect.

BEDROOM:

13'1 x 9'10 (3.99m x 3.00m)

Radiator, upvc double glazed window to front aspect, storage cupboard.

BATHROOM:

Three piece suite comprising of low flush wc, pedestal hand wash basin, bath with shower attachment, extractor fan, upvc double glazed frosted window to front aspect.




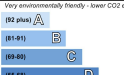


GROUND FLOOR



FIRST FLOOR



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
Current	Potential	Current	Potential
			
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
