



**Oliver
Minton**
Sales & Lettings

**6 De Burgh Close,
Broxbourne**

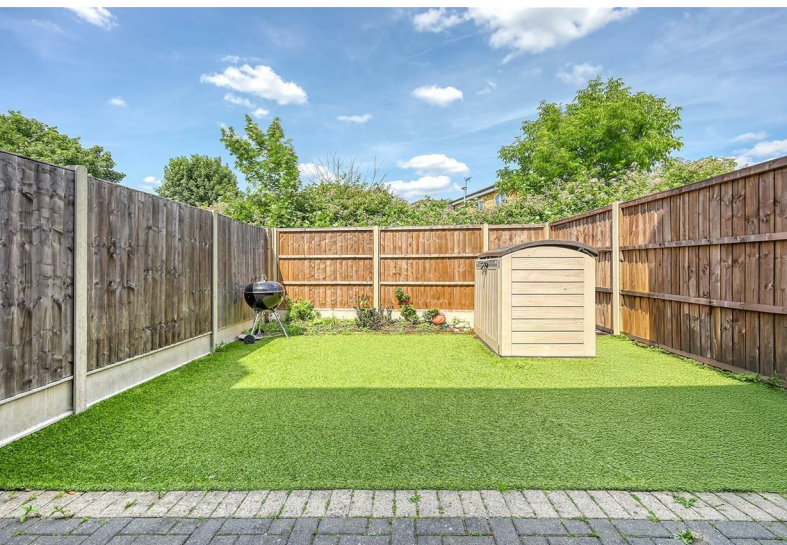
EN10 6GL

Price Guide £490,000

Situated in a private, quiet cul-de-sac location, this three double bedroom home is set over three floors and offers spacious accommodation throughout. The property is also conveniently located for the regarded local schools and Broxbourne mainline station, serving London Liverpool Street and Tottenham Hale.

The accommodation benefits from underfloor heating and double glazing throughout and the layout provides: a traditional hallway, modern kitchen, living/dining room with direct access to the garden, guest cloakroom/w.c, three generous bedrooms two of which have en-suite facilities and a family bathroom.

The enclosed garden is well maintained and there are two allocated parking spaces to the rear.





Accommodation

Front door opening to:

Hall

Guest Cloakroom

Low flush w.c., wash hand basin, tiled floor with under floor heating.

Kitchen 3.57m x 2.50m (11'8" x 8'2")

Fitted with a modern range of wall and base cabinets in contemporary black gloss finish with complementary quartz worksurfaces over. Inset sink. Integrated dishwasher and washing machine. Built-in double oven and five ring gas hob. Space for American style fridge freezer. Tiled floor.

Living/Dining Room 5.51m x 4.53m (18'0" x 14'10")

Double glazed doors opening to the garden. Recessed storage cupboard. Under floor heating.

First Floor

Landing with stairs to second floor. Airing cupboard. Double glazed window.



Bedroom 4.43m x 2.62m (14'6" x 8'7")

Double glazed window to front aspect.

Bedroom 4.46m x 4.16 (14'7" x 13'7")

Three double glazed windows to rear aspect.

En-Suite Shower Room

Step in shower cubicle. Low flush w.c. Pedestal wash hand basin. Chrome heated towel rail

Second Floor

Bedroom 3.60m x 3.42m (11'9" x 11'2")

Double glazed window to rear. Open plan to dressing area

Dressing Area 1.71m x 1.25m (5'7" x 4'1")

En-Suite Shower Room

Shower with glazed screen. Low flush w.c. Pedestal wash hand basin.

Family Bathroom

Panel enclosed bath. Low flush w.c. Pedestal wash hand basin. Tiled floor. Double glazed frosted window.

Exterior

Open plan front garden with pathway leading to the parking area. The rear garden is fully enclosed with a block paved patio to the immediate rear with the remainder laid to artificial lawn.

Allocated Parking

Parking for two vehicles can be found to the rear of the property.

Services

All mains services connected. Boiler and underfloor heating, mains gas. Broadband & mobile phone coverage can be checked at <https://checker.ofcom.org.uk>

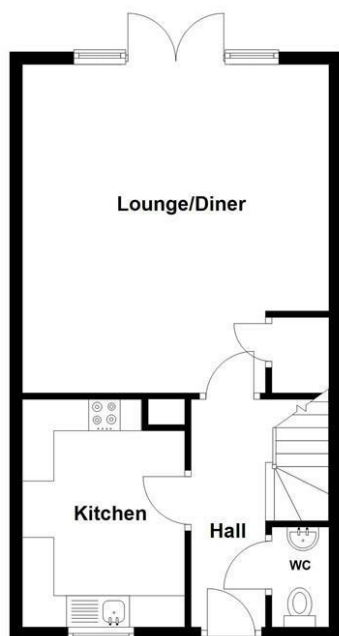


MORTGAGE ADVICE

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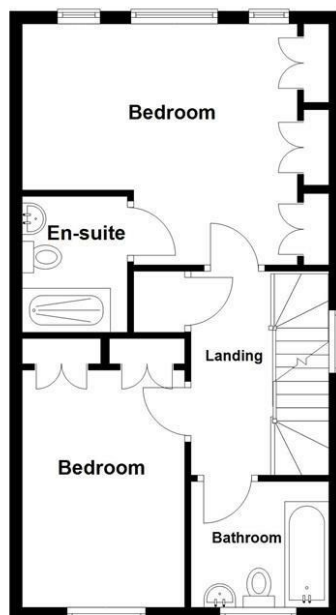
Ground Floor

Approx. 43.5 sq. metres (468.6 sq. feet)



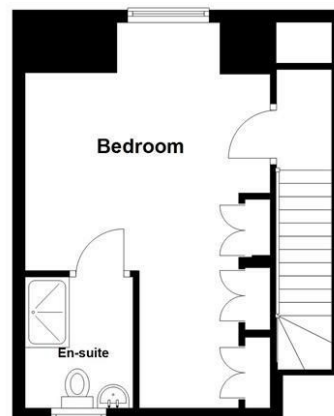
First Floor

Approx. 45.1 sq. metres (485.3 sq. feet)



Second Floor

Approx. 24.3 sq. metres (261.4 sq. feet)



Total area: approx. 112.9 sq. metres (1215.3 sq. feet)

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Deburgh Close

Tenure: Freehold

Council Tax Band: E

Viewing Arrangements:

Strictly by appointment

14 High Street, Stanstead Abbots, Hertfordshire, SG12 8AB

01920 412600

Email: sales@oliverminton.com

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B	79	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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