



**Oliver
Minton**
Sales & Lettings

**45 St. Laurence Drive,
Broxbourne**

EN10 6LH

Price Guide £550,000

An attractive and extended bay fronted, semi detached house situated in a popular no-through road location with excellent transport links, including Broxbourne BR Station and bus services and regarded schools such as The Broxbourne School close by, making it an ideal location for families with children.

Well presented throughout, the ground floor offers a traditional entrance hallway, guest cloakroom/w.c., generous living room and a superb kitchen/dining room with direct access out to the garden. To the first floor there are two large double bedrooms and a modern family bathroom with a four-piece suite. The second floor houses the third bedroom, which spans the top floor of the house.

A brick paved driveway provides parking to the front with gated side access to the rear garden which has access out to a rear service road. We understand that a garage was previously sited here, so there is the opportunity and space to re-erect a garage or outbuilding, should a buyer wish to do so.

Sitting to the south of the town, St. Laurence Drive is ideally located within a short walk of local amenities and leisure facilities. Broxbourne mainline station is just over a mile away, providing a fast service to London's Liverpool Street, Tottenham Hale for ongoing connections to the Victoria line, Stratford and Stansted airport. The A10 is easily accessible, providing access to the M25 (Junc. 25) and Stansted Airport (via A120 or M11). Hertfordshire Zoo and Lee Valley Regional Park are also close by.



Accommodation

Front door opening to:

Reception Hall

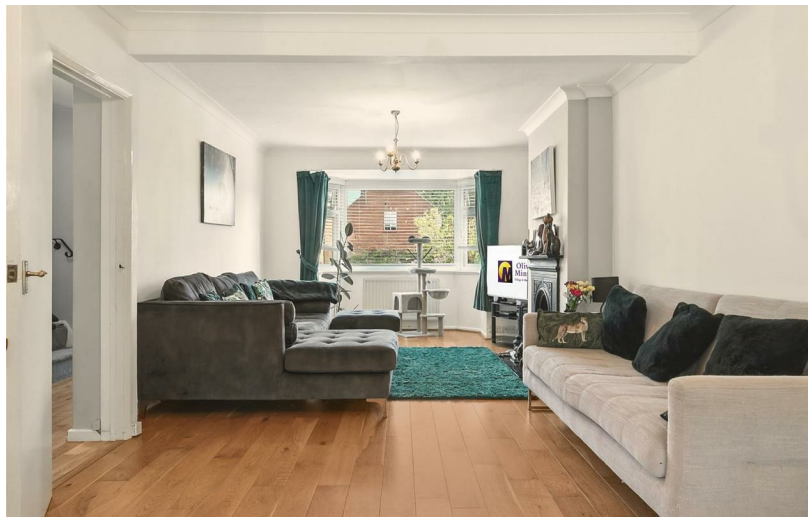
Stairs rising to first floor. Radiator in decorative cover. Under stairs cupboard and recessed cloaks/coat cupboard. Solid wood floor.

Guest Cloakroom/W.C

Fitted with a low level w.c and pedestal wash hand basin with tiled splash-back. Radiator. Tiled floor. High level double glazed frosted window.

Kitchen/Dining Room 6.07m x 5.63m > 3.09m (19'10" x 18'5" > 10'1")

L shape room. Lovely light and bright space with wide double glazed sling doors opening to the rear garden and double glazed window adjacent. Well fitted with a modern range of 'cream' wall and base cabinets with complementary worksurfaces and up-risers over. Inset one and a half bowl sink and drainer. Built-in dishwasher. Space for a range style cooker with illuminated extractor canopy over. Space for American style fridge/freezer and under counter appliance. Door to outside and returning door to hall. Space and plumbing for washing machine. Engineered oak flooring. Radiator. The dining area has ample space for a large table and chairs.





Living Room 8.64m max x 3.38m (28'4" max x 11'1")

Double glazed bay window to front with fitted venetian blind. Engineered wood flooring throughout. Feature cast iron fireplace with granite heath. (currently not in use) Two radiators.

First Floor

Landing with double glazed window to side. Enclosed staircase rising to second floor.

Bedroom 5.37m x 3.97m > 2.96m (17'7" x 13'0" > 9'8")

Two double glazed windows to front with fitted venetian blinds. Wood laminate flooring. Built-in wardrobes and over stairs storage cupboard. Radiator.

Bedroom 3.78m x 3.39m (12'4" x 11'1")

Double glazed window to rear. Built-in cupboard housing hot water cylinder. Radiator. Door to:

Dressing Room 3.29m x 3.15m (10'9" x 10'4")

Double glazed window to rear. Radiator. Wall mounted 'Worcester' gas fired boiler.

Bathroom 2.69m x 2.24m (8'9" x 7'4")

Fitted with a modern white four piece suite: Large walk-in shower cubicle with glazed screen. Deep panel enclosed bath with mixer tap. Vanity wash hand basin with cupboard below. Low level w.c. with concealed cistern. Heated towel rail. Fully tiled walls. Double glazed frosted window.

Second Floor

Small landing and door to:

Bedroom 5.97m max x 4.00 m max (19'7" max x 13'1" m max)

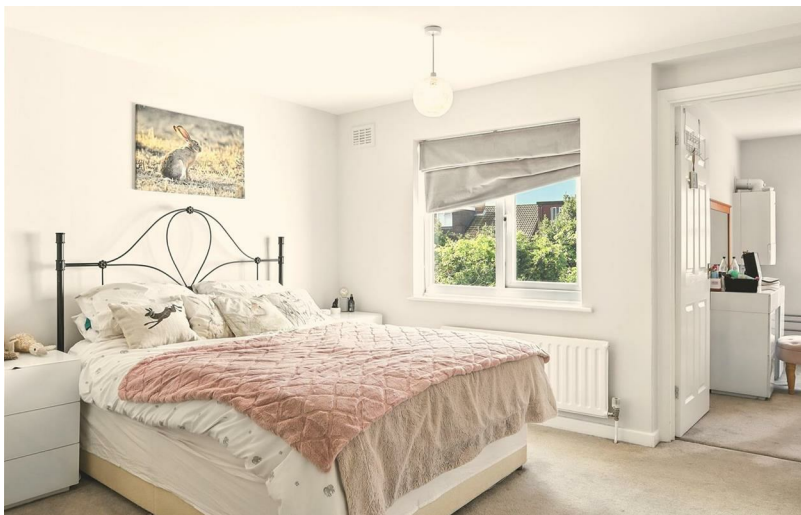
Measured at floor level. This room spans the top floor of the property and is of irregular shape, narrowing in the centre, providing storage/wardrobe space. Some restricted headroom in places. Twin 'Velux' roof windows and large double glazed dormer window. Eaves storage cupboards. Radiator.

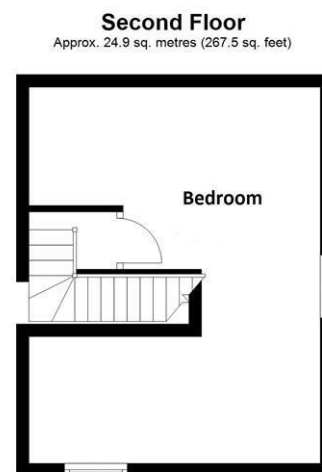
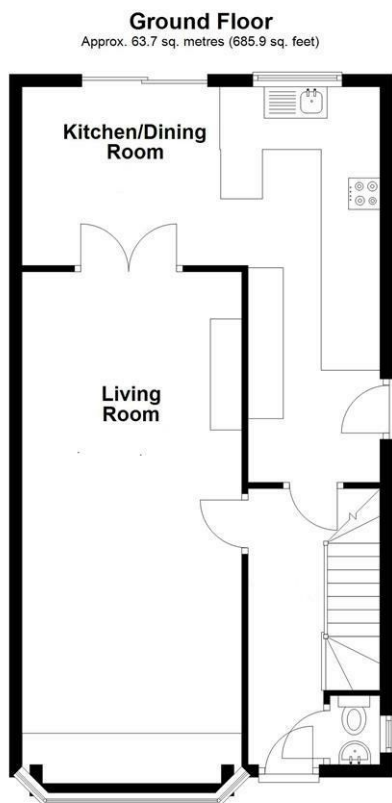
Exterior

There is a wide brick paved drive to the front of the house providing off road parking for two vehicles.

Rear Garden

Fully enclosed rear garden with a large decked area to the immediate rear. Remainder laid to lawn. There is hardstanding to the far rear of the garden where a garage used to stand, with gated access out to a rear service road. It is possible that a garage or outbuilding could be re-erected, as a neighbouring property has done so.





Total area: approx. 136.4 sq. metres (1468.5 sq. feet)

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.

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Plan produced using PlanUp.

St Laurence , Broxbourne

MORTGAGE ADVICE

Through our mortgage brokers Alison George and Panicos Makri of Mortgage & Money Management Ltd, we are able to offer INDEPENDENT mortgage advice, with NO OBLIGATION. Alison and Pani are also independent for all protection needs, allowing them to review your life assurance and critical illness policies to ensure you have the best deal! They can be contacted at our Puckeridge Office on 01920 412600. Please feel free to call them for any advice or quotations required. Your home is at risk if you do not keep up payments on a mortgage or loan secured against it. Mortgage & Money Management Ltd are directly authorised by the Financial Conduct Authority no. 452616

Services

Mains services connected: Electricity & Gas. Gas fired boiler supplies domestic hot water and heating to radiators. Mains drainage & water supply.

Broadband & mobile phone coverage can be checked at <https://checker.ofcom.org.uk>

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 | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 68 | 79 |
| (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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