



£299,995

Broomfield Avenue, Turnford

KI



### ***Broomfield Avenue, Turnford, EN10 6LS***

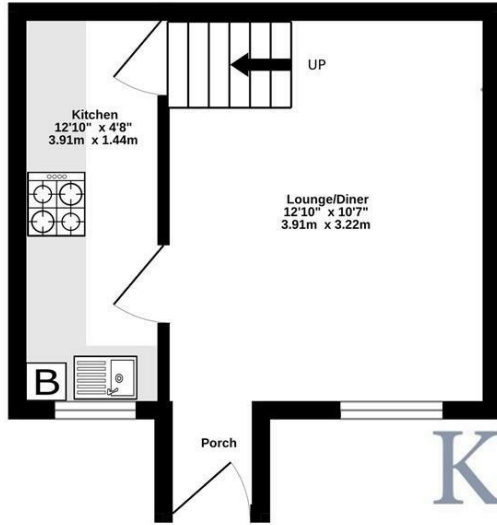
*Keith Ian are pleased to bring to market this well presented one bedroom house in Turnford. The property comprises a good size lounge with a separate contemporary kitchen to the ground floor. Upstairs there is a double bedroom and modern bathroom. Additional benefits include gas central heating, double glazing and an entrance porch. To the exterior of the property there is an allocated parking space and a secret garden opposite the property. The garden is low maintenance and secluded as the area is walled and enclosed with a neatly kept laurel bush.*

*Turnford is located in the Borough of Broxbourne in Hertfordshire. It is part of the suburban area surrounding the larger town of Cheshunt and is situated close to the border with Greater London. The village is home 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.*

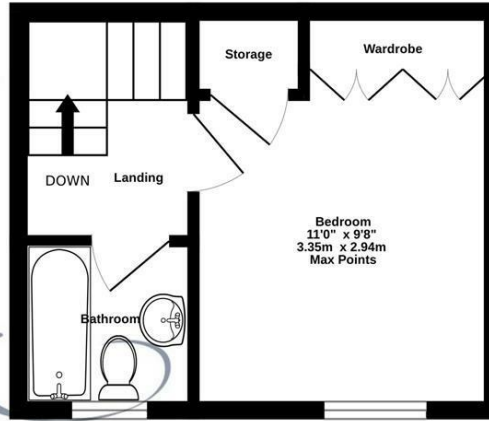




Ground Floor  
206 sq.ft. (19.2 sq.m.) approx.



1st Floor  
196 sq.ft. (18.2 sq.m.) approx.

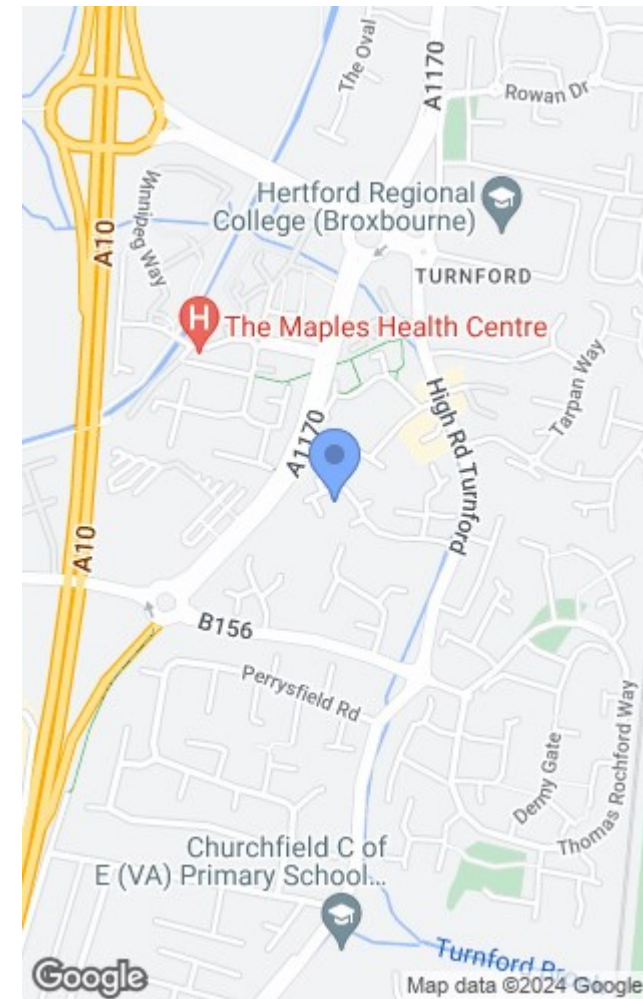


**Keith Ian**

TOTAL FLOOR AREA : 402 sq.ft. (37.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Whilst every effort is made to ensure the accuracy of these details, it should be noted that the above measurements are approximate only. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fitments are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.



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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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