



£350,000

*Broomfield Avenue, Turnford*



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

*Keith Ian are pleased to bring to market this CHAIN FREE well presented 2 bedroom house in Turnford. The property comprises a good size lounge/diner with a separate kitchen to the ground floor. Upstairs there are 2 well proportioned bedrooms and a modern bathroom. Additional benefits include gas central heating and double glazing. To the exterior of the property there is parking to the rear, where there is an additional parcel of land owned by the property which could alternatively be used as and extension to the garden. The garden itself is a good size benefitting from a rear access.*

*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.*

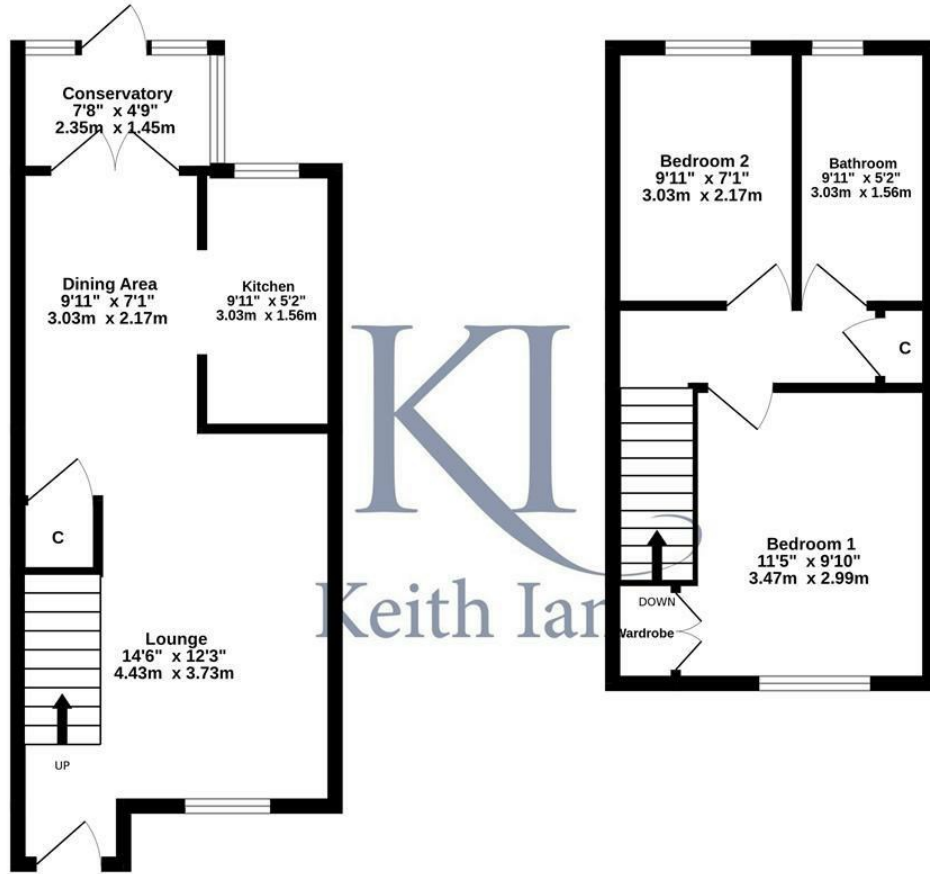






Ground Floor  
345 sq.ft. (32.1 sq.m.) approx.

1st Floor  
299 sq.ft. (27.8 sq.m.) approx.

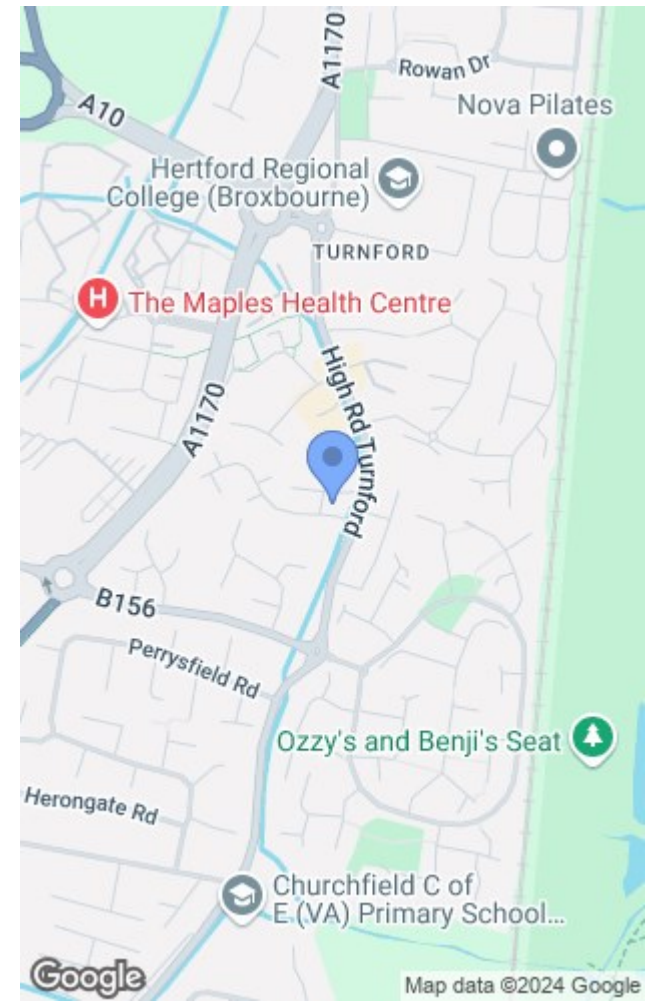


Keith Ian

TOTAL FLOOR AREA : 644 sq.ft. (59.9 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) A			89
(81-91) B		73	
(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	

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

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