



The Canadas, Broxbourne

£350,000 Freehold

Gas Central Heating • 2 Bedroom Home • Well Regarded Location • Fully Double Glazed • Allocated Parking • Rear Access • 0.7 Miles – Brookfield Shopping Centre • North/West Facing Garden



Accommodation Comprises:

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Lounge

12' 3" x 13' 1" (3.73m x 3.98m)

Dining room

7' 1" x 9' 7" (2.16m x 2.91m)

Kitchen

5' 2" x 9' 7" (1.57m x 2.91m)

Bedroom 1

9' 11" x 10' 0" (3.02m x 3.05m)

Bedroom 2

7' 2" x 9' 2" (2.18m x 2.80m)

Bathroom

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales	EU Directive 2002/91/EC	56



Keith Ian are pleased to offer this well-presented two-bedroom mid-terraced house, thoughtfully designed to suit modern living. The property features a spacious and inviting reception room with elegant wood effect flooring and contemporary neutral decor, making it perfect for relaxation and entertaining. The dining area is both stylish and practical, boasting built-in storage and French doors that open directly onto the private garden with rear gated access, seamlessly blending indoor and outdoor living. Upstairs, the two bedrooms are generously proportioned and filled with natural light from large windows, with clever built-in shelving and storage solutions ideal for families or professionals. The bathroom is fitted with sleek tiling, a bath-tub with overhead shower, and a frosted window for privacy. Outside, the property benefits from a private, fenced garden with a low-maintenance gravel and patio area, perfect for outdoor seating and entertaining. A storage shed offers additional convenience. The front of the house features a well-maintained brick exterior with double-glazed windows and the added advantage of off-road parking in addition to the allocated space, ensuring comfort and practicality.

Located in a welcoming community, this property enjoys the convenience of local amenities, vibrant shops, and excellent transport links. Residents benefit from the friendly neighbourhood atmosphere and easy access to green spaces, local businesses, and schools. The area offers a blend of tranquillity and connected living, making it a charming place to call home. Early viewing recommended.

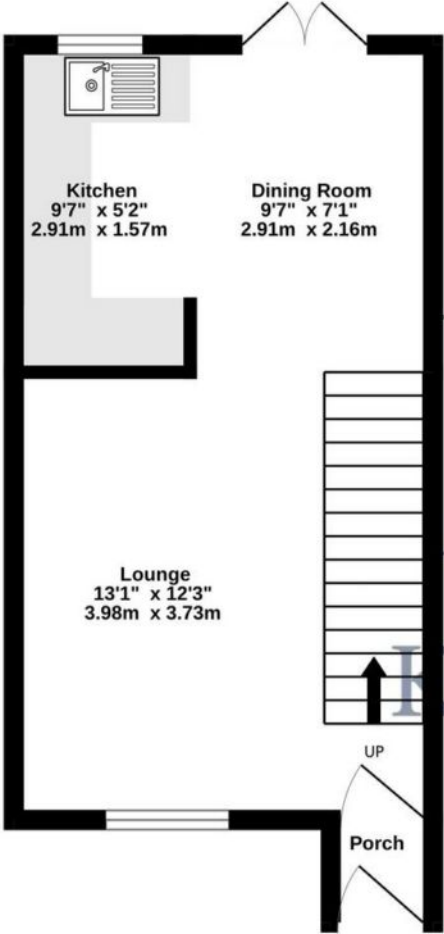
Council Tax band: C

Tenure: Freehold

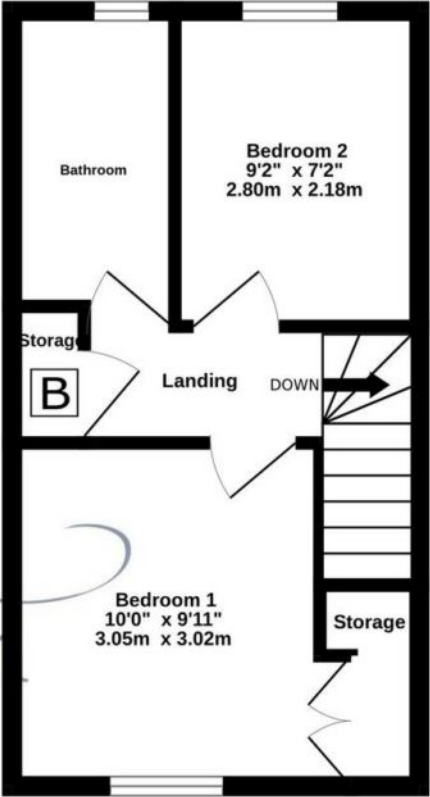
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

Ground Floor
286 sq.ft. (26.6 sq.m.) approx.



1st Floor
269 sq.ft. (25.0 sq.m.) approx.



TOTAL FLOOR AREA : 555 sq.ft. (51.5 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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