



Berners Way, Broxbourne, Herts


Reynolds Salter
Estate Agents





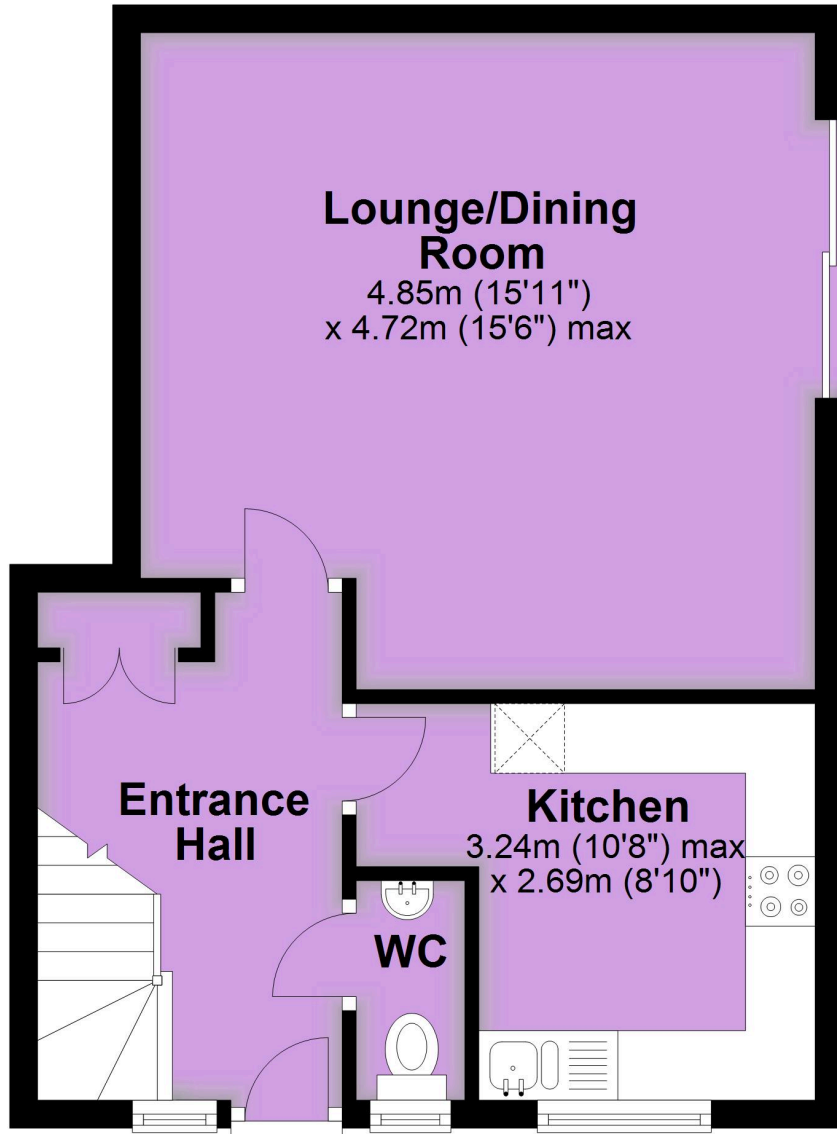
A Delightful Three Bedroom Family Home ideally located on the south side of Broxbourne, just a short walk from The Broxbourne School and Broxbourne Railway Station. This charming home does require some modernisation but offers the incoming purchaser a fabulous opportunity to create a wonderful family home modified to their own specification. Accommodation includes ; Reception Hall, Lounge/Dining Room, Kitchen, Three Bedrooms, a Family Bathroom and a Ground floor Cloakroom/wc. The rear garden is mainly laid to lawn with a paved patio/bbq and seating area, a garden shed and a gate at the rear leading to a Garage (en-bloc) which is currently converted into a needlework room and a bicycle store. Berners Way is conveniently located for all local amenities to include various Broxbourne Schools, Local Shops, The Brookfield Farm Shopping Centre and Broxbourne Railway Station with its fast and frequent service into London Liverpool Street.

EPC - D

- **Three Bedroom Family Home**
- **15'11 x 15'6 Lounge/Dining Room**
- **Potential To Improve**
- **Well Established Rear Garden**
- **Garage En-Bloc**
- **Close To Schools Shops & Station**

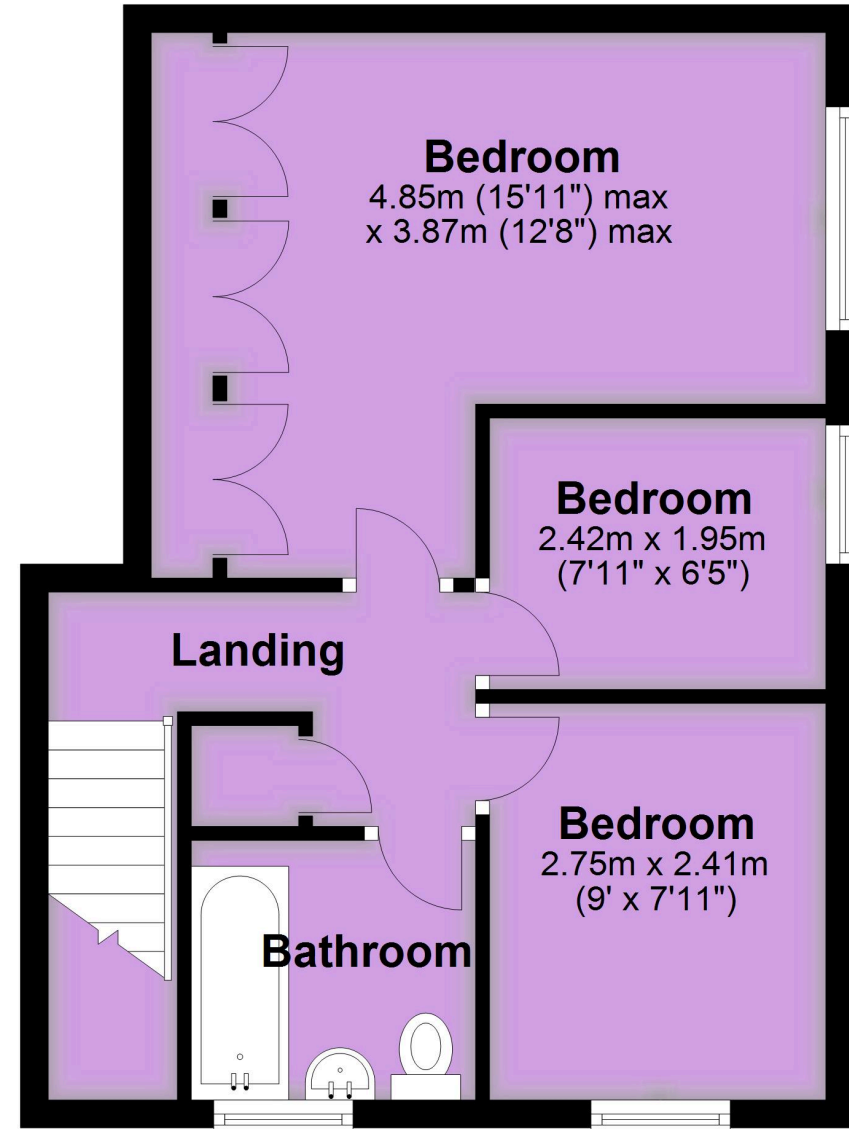
Ground Floor

Approx. 39.7 sq. metres (427.4 sq. feet)



First Floor

Approx. 39.6 sq. metres (425.7 sq. feet)



Total area: approx. 79.3 sq. metres (853.1 sq. feet)

Important notice

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Reynolds Salter in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Reynolds Salter nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice.