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4 Queens Court High Road, Wormley, Broxbourne, EN10 6JL

£235,000

Lanes are pleased to market this Two Bedroom Flat comprising of Lounge/Diner, Kitchen, and Bathroom. The property benefits from allocated parking and is also close to local amenities. The property is in need of some modernisation however is still a FANSTASTIC opportunity for a First-Time-Buyer or Investor. Call now to arrange your viewing.



Hallway

Doors leading to all rooms and airing cupboard.

Lounge/Diner

16'10" x 12'4" (5.13m x 3.76m)

Juliet balcony and window to rear aspect and open aspect to Kitchen.

Kitchen

Freestanding cooker with gas hob and extractor hood, stainless steel sink with mixer tap and drainer. Eye and base level units with space for appliances.

Bedroom One

14'1" x 8'4" (4.29m x 2.54m)

Window to front aspect.

Bedroom Two

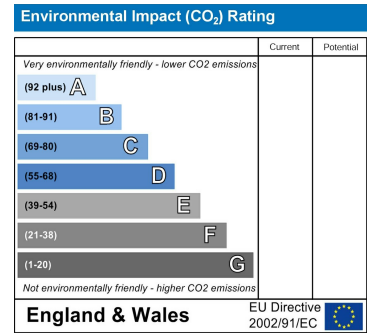
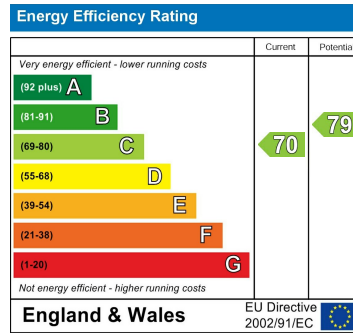
10" x 5'4" (3.05m x 1.63m)

Window to front aspect.

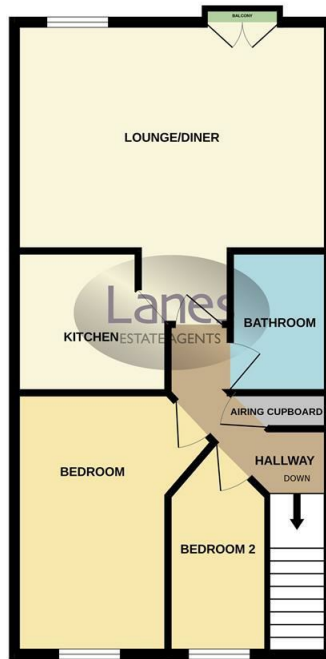
Bathroom

Panel-enclosed bath with shower attachment, closed couple WC with pedestal hand basin and pillar taps

CHESHUNT ESTATE AGENT



FIRST FLOOR
581 sq.ft. (54.0 sq.m.) approx.



TOTAL FLOOR AREA: 581 sq.ft. (54.0 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. Made with Metropix i2022

IMPORTANT NOTICE TO PROSPECTIVE PURCHASERS

We are not qualified to test any apparatus, equipment, fixtures and fittings or services so cannot confirm that they are in working order or fit for their intended purpose. We do not have access to property deeds or lease documents so prospective purchasers should rely only on information given by their solicitors on relevant matters. Measurements are approximate and are only intended to provide a guide.

