

Lanes

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Lunardi Cottage Nunsbury Drive, Broxbourne, EN10 6AG

£450,000

THREE DOUBLE BEDROOMS

This fantastic three bedroom semi-detached home comprises of two reception rooms, downstairs WC, driveway with parking for 2 cars, rear garden and much more. The property is close to local amenities and good schools as well as being walking distance to 'Hertford Regional College'. Nunsbury Drive is also in close proximity to the 'Great Cambridge Road/A10 motorway' with direct routes into London. Would be an ideal family home, CALL NOW to book your viewing!

Offers over £450,000

Exterior Front

Pebbled driveway and charging point for electric car.

Hallway

Access to all rooms.

Downstairs WC

Frosted double glazed window to side aspect, low level wc, radiator, and sink with mixer tap.

Lounge/Diner

17"(narrowing to 8") x 14"(narrowing to 11")
(5.18m(narrowing to 2.44m) x 4.27m(narrowing to 3.3)
L Shaped- Space for dining table, double glazed window to rear aspect, double glazed patio door to rear garden, radiator and understairs storage cupboard.

Reception Two

16" x 7" (4.88m x 2.13m)
Reception Two, currently used as Home Gym. Could be used as Dining Room or Office etc. Radiator and door leading to rear garden.

Kitchen

10" x 8" (3.05m x 2.44m)
Double glazed window to front aspect, eye and base level units, integrated fridge/freezer, fitted electric double oven, gas hob and extractor, space for washing machine, sink with mixer tap and drainer unit, part tiled walls.

First Floor Landing

Frosted double glazed window to side aspect, loft access and doors to all rooms.

Bedroom One

14" x 8" (4.27m x 2.44m)
Double glazed window to rear aspect and radiator.

Bedroom Two

11" x 8" (3.35m x 2.44m)
Double glazed window to rear aspect and radiator.

Bedroom Three

9" x 7" (2.74m x 2.13m)
Double glazed window to front aspect and radiator.

Bathroom

Frosted double glazed window to front aspect, storage cupboard, four piece suite comprising of panelled bath with mixer tap, shower cubicle, pedestal wash hand basin, low level WC, radiator and part tiled walls.

Exterior Rear

Patio, artificial lawn area and space for timber shed.

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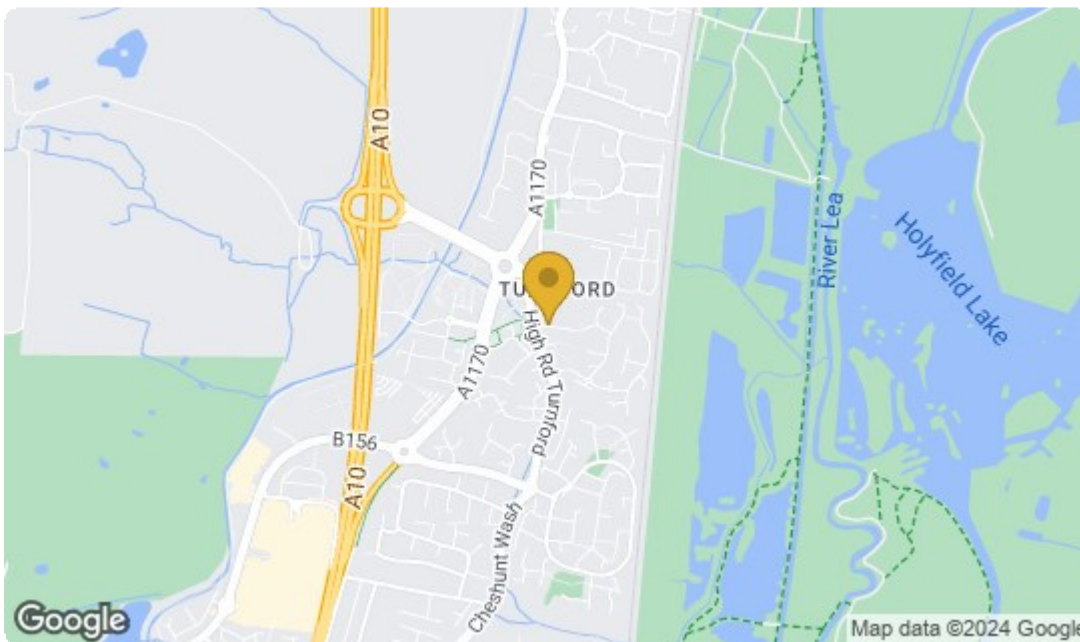
GROUND FLOOR
496 sq.ft. (46.1 sq.m.) approx.

1ST FLOOR
384 sq.ft. (35.7 sq.m.) approx.



TOTAL FLOOR AREA: 880 sq.ft. (81.8 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) 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			
		75	85
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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.

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