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Bell Lane, Broxbourne

£2,000 Per Month

Sanctuary
Sales & Lettings

Bell Lane, Broxbourne, EN10 7HA - £2,000 Per Month

Sanctuary Lettings are pleased to offer this 'NEWLY BUILT' two bedroom end of terrace home situated on a sought after road in Broxbourne, within walking distance to local amenities, Broxbourne Train station and catchment for Broxbourne Senior School. The property has been finished to a "very high standard" throughout and offers a ground floor cloakroom, spacious open plan lounge area, fully fitted kitchen with integrated appliances and bi-fold doors, underfloor heating, hard-wired internet connections, fitted alarm system, double glazing, two good sized bedrooms, fully fitted bathroom, front and rear gardens and driveway to rear. A viewing highly recommended. Available immediately.

ENTRANCE HALL

Double glazed entrance door leading into a cloaks area and open plan to lounge, door leading to ground floor cloakroom.

GROUND FLOOR CLOAKROOM

Obscured double glazed window to front, brand new fitted wc and vanity wash hand basin, Amtico flooring with underfloor heating, tiled splashbacks.

OPEN PLAN LOUNGE/DINER

Brand new Amtico flooring with underfloor heating, brand new carpeted stairs to first floor, large understairs storage cupboard with plumbing for washing machine/dryer, spotlights to ceiling.

OPEN PLAN KITCHEN

Brand new fully fitted white units with Quartz marble effect worktop and splashback incorporating a breakfast bar, integrated:- electric oven, microwave, electric hob, dishwasher and Fridge/Freezer, Bi-fold double glazed patio doors leading to rear garden, Brand new Amtico flooring with underfloor heating, spotlights to ceiling.

FIRST FLOOR LANDING

Loft access, brand new carpet, spotlights to ceiling, doors leading to bedrooms and bathroom.

BEDROOM ONE

Double glazed window to rear, radiator, brand new carpet, spotlights to ceiling, hardwired internet connection port.

BEDROOM TWO

Double glazed window to front, radiator, brand new carpet, spotlights to ceiling, hardwired internet connection port.

BATHROOM

Brand new fully fitted white suite comprising low flush wc, vanity sink unit and enclosed bath with a 3 way shower attachment, spotlights to ceiling, marble effect tiling to walls and flooring.

FRONT GARDEN

Laid to lawn with paved pathway leading to entrance.

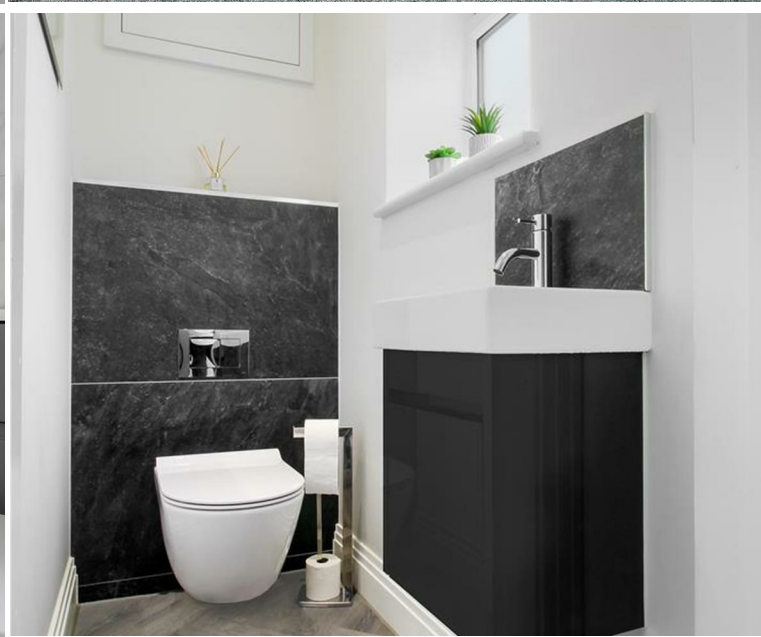
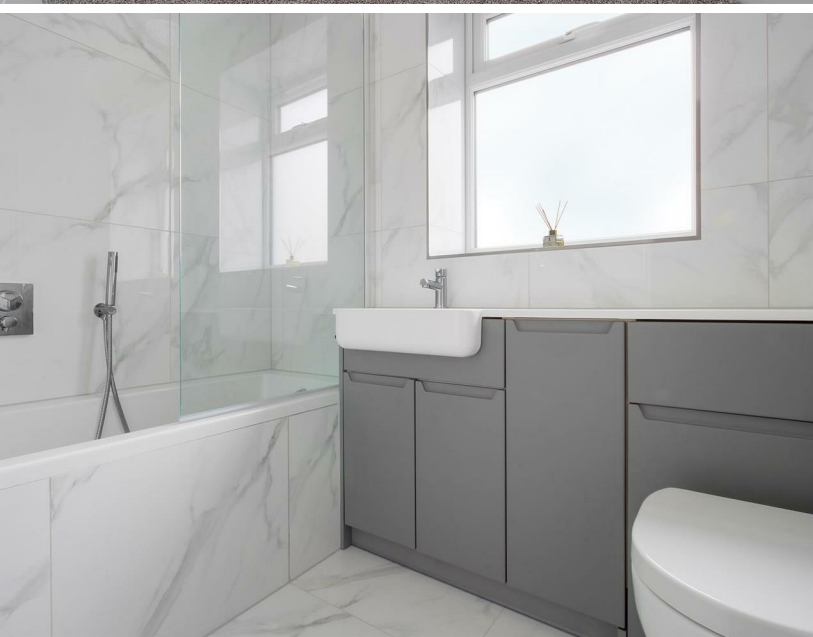
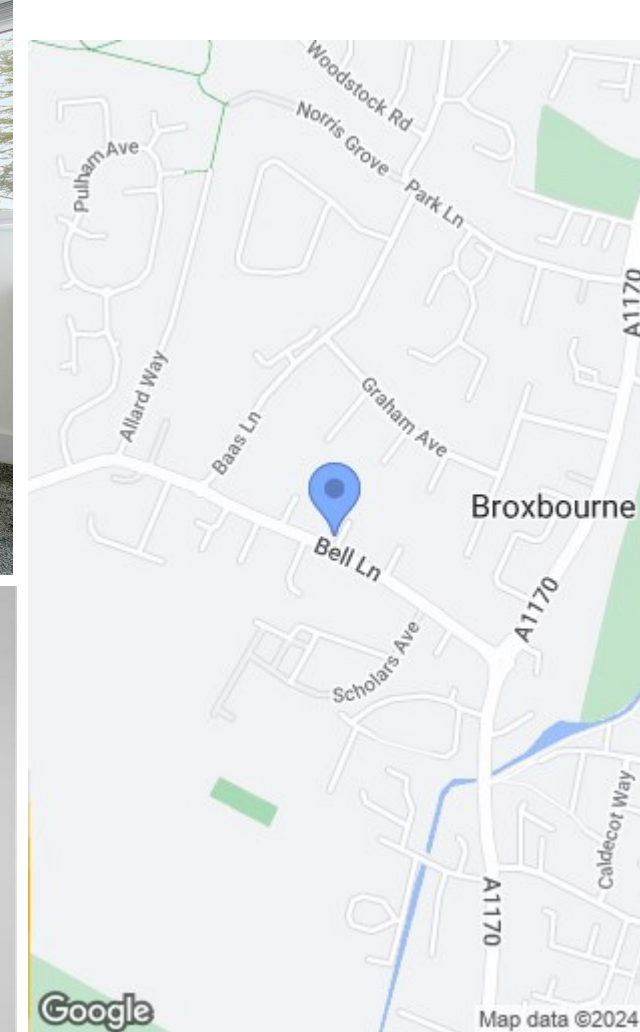
REAR GARDEN

Lawn and paved patio with pathway leading to rear access.

REAR DRIVEWAY







Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
77	86		

Energy Efficiency Rating Legend:
 A (92+), B (81-91), C (69-80), D (55-68), E (39-54), F (21-38), G (1-20)
 Not energy efficient - higher running costs

Environmental Impact (CO₂) Rating Legend:
 A (92+), B (81-91), C (69-80), D (55-68), E (39-54), F (21-38), G (1-20)
 Not environmentally friendly - higher CO₂ emissions

England & Wales EU Directive 2002/91/EC

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/fittings 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.

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