



Berners Way, Broxbourne EN10 6NP

Guide price £169,995



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Taylor Phelps

Estate Agency

Taylor Phelps

FIRST FLOOR

BATHROOM
7'6" x 5'1"
2.28m x 1.55m

BEDROOM
12'11" x 7'9"
4.25m x 2.37m

KITCHEN
7'6" x 5'1"
2.28m x 1.55m

LIVING ROOM
14'1" x 9'11"
4.29m x 3.01m

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Whilst every attempt has been made to ensure the accuracy of the foregoing contained here, measurements of plans, sections, levels and any other matter are approximate and no responsibility is taken by any person undertaking or in connection therewith. This plan is for illustrative purposes only and should not rely on any particular construction. The various dimensions and quantities shown hereon are intended to be approximate and not binding.

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Energy Efficiency Rating

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		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

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

