



Broomfield Avenue, Broxbourne EN10 6LS

Guide price £260,000



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Taylor Phelps

Estate Agency

A photograph of a carpeted room with a staircase and a radiator. The room has a brown carpet and white walls. A staircase with a wooden railing and a striped wall is visible on the right. A white radiator is mounted on the wall in the background. A single light bulb hangs from the ceiling. The text "Taylor Phelps" is written in a gold, cursive font in the bottom left corner.



A map of the River Lee Country Park area. The map shows a river (River Lee) flowing through the landscape. Key locations labeled include Flamstead End, Halfhide LS, A10, and Coopers Walk. A yellow pin is placed on the map near the intersection of A10 and Halfhide LS, with the label 'NFORD' nearby. The Google logo is visible in the bottom left corner, and 'Map data ©2025 Google' is in the bottom right corner.

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		
Current: 91	Potential: 74	

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		
Current: 91	Potential: 74	

