



De Burgh Close, EN10

Offers in Excess of £525,000

Freehold

Castles



De Burgh Close, EN10 6GL

A modern built 3 double bedroom 3 storey end of terraced family house located in a quiet private cul-de-sac close to the High Road within short walking distance of The Broxbourne School and within 0.7m of Broxbourne train station (serving London Liverpool Street/Tottenham Hale). This modern house is offered for sale in excellent decorative condition and would make an ideal family home. An internal viewing is highly recommended.

Features include:- front off street parking for 2 cars, double glazing, gas central heating, 3 double bedrooms, ground floor WC, 1st floor family bathroom, 2 en-suite shower rooms, spacious living room, modern fitted kitchen, well maintained rear garden with artificial lawn, quiet private location.

EPC Rating: C
Council Tax Band: E

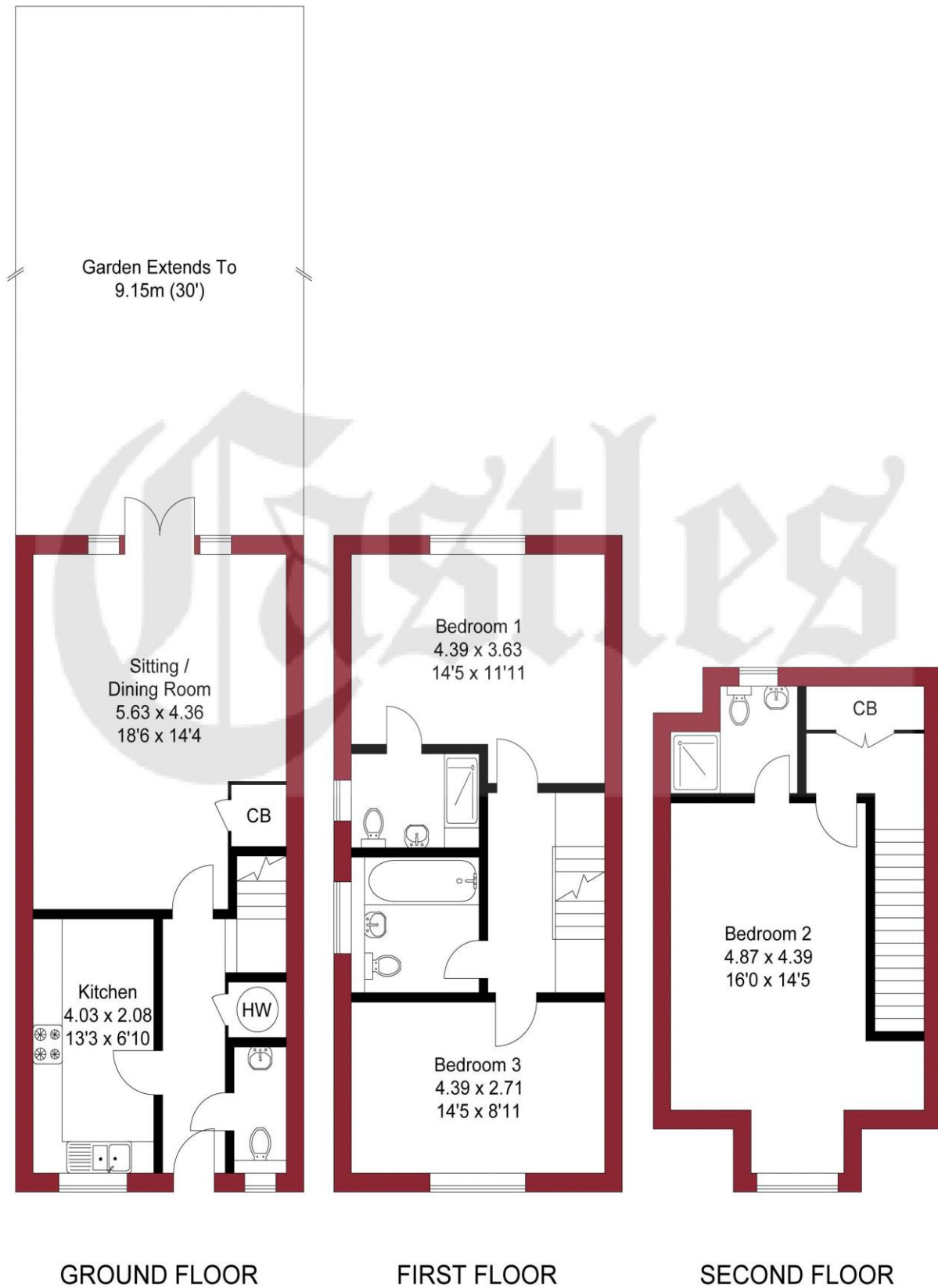
£525,000 O.I.E.O. Freehold

Castles

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APPROXIMATE GROSS INTERNAL AREA
115.83 sqm / 1246.78 sqft



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Broxbourne is a historic village that is included in the Domesday Book.

The small commuter town offers a wealth of factors that afford its residents a fantastic quality of life.

Broxbourne is alive with family-friendly activities and plenty of dog walkers.

The town is flanked by the A10 and both the River Lea and New Rivers, respectively.

There is plenty of green space on offer in Broxbourne with over 293 hectares of woodland and even more arable land.

There are a number of state-run primary schools throughout Broxbourne.

Broxbourne is widely touted as one of the best commuter towns in the country based on: average fare cost, commuting time, quality of life, and average house price.

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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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