













Macers Lane | Broxbourne | EN10 6EE

Located on Macers Lane, Broxbourne is this delightful end-terrace house offering 3 double bedrooms and plenty of living space.

Upon entering, you have the front porch with built-in storage for coats and shoes, aswell as the downstairs w/c. Halfway down the hallway is the study/large cupboard. The living room and dining room are spacious, with an open layout, that leads through to the kitchen. Upstairs features three well-proportioned double bedrooms and the bathroom with a seperate shower room. There is a boarded loft for further storage.

Externally, is the south-facing garden, which basks in sunlight throughout the day. It presents a great opportunity for a groundfloor extension to the kitchen and dining room (stpp). There is unallocated communal parking next to the property. Situated in a desirable location, this home benefits from easy access to local amenities, schools, and transport links. With its' appealing features and prime location, this end-terrace house on Macers Lane is a fantastic opportunity not to be missed.

Services Connected: Mains Gas, Water, Electricity Drainage and Phone Line.

- End Terrace Home
- Study, Storage & W/C
- South Facing Garden

- Three Double Bedrooms
- Seperate Bath & Shower
- Close To Primary & Secondary Schools
- Spacious Living Room
- Side Access
- Walking Distance Of Local Amenities





Porch

6' x 3'9

Halllway

13'8 x 7'5

W/C

6'7 x 2'7

Study/C.D

6'9 x 4'10

Living Room

11'8 x 8'8

Dining Room

10' x 8'8

Kitchen

12'11 x 7'7

Landing

Bedroom One

11'9 x 10'9

Bedroom Two

11' x 10'8

Bedroom Three

10' x 7'8

Bathroom

7'9 x 7'3

Shower

Externally

Front Garden

South Facing Garden











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Tenure: Freehold

Council: **Broxbourne Borough**

D Tax Band:









Macers Lane, Broxbourne

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