



11 Long Grove Close, Broxbourne, EN10 7NP

£850,000





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**\*\*VENDOR SUITED\*\*** This immaculately presented five double bedroom detached house is located on this desirable development in Broxbourne. The location of this property is considered very popular with commuters and is positioned nicely for both Broxbourne and Sheredes Catchment areas. The accommodation is split over three floors with benefits to include three receptions, three bathrooms and separate utility room. The property offers great kerb appeal and sits on a large corner plot with the potential to extend STPP. There is also a well maintained and spacious garden, giving you access a double garage which has its own power and lighting. Early viewing is advised so Please call Lanes Estate Agents ASAP



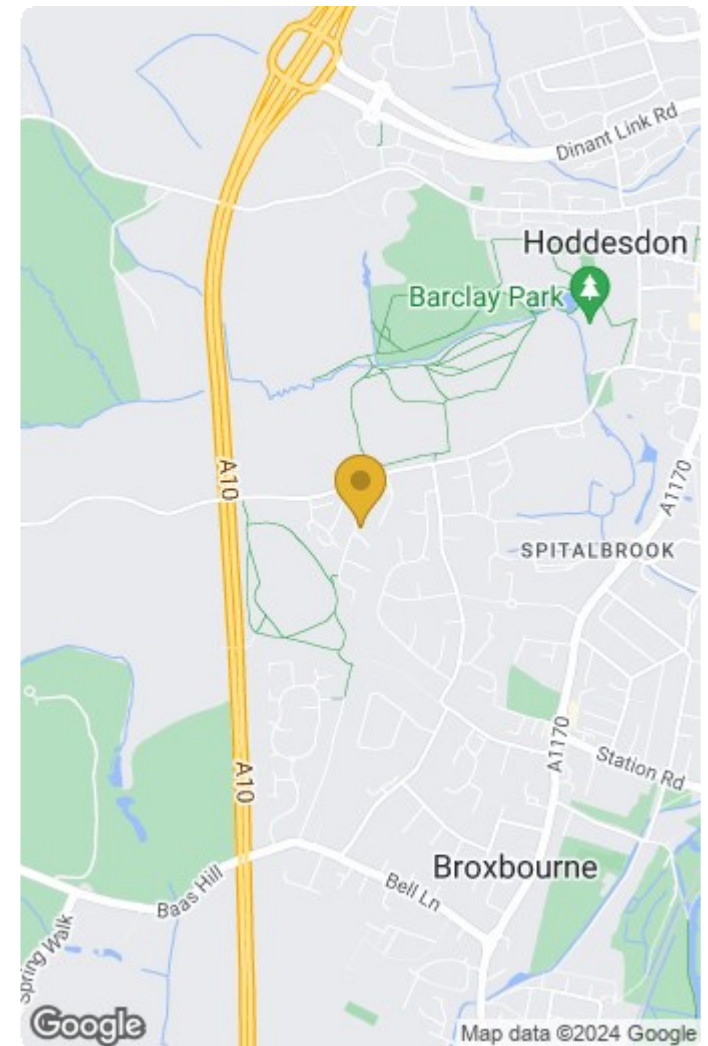
<b>Entrance Hall</b>	16'11 x 7'4 (5.16m x 2.24m)
<b>Living Room</b>	17'10 x 12 (5.44m x 3.66m)
<b>Study</b>	11'2 x 8'3 into bay (3.40m x 2.51m into bay)
<b>Dining Room</b>	11'9 x 11'8 into bay (3.58m x 3.56m into bay)
<b>Kitchen Breakfast Room</b>	14'6 x 11'9 (4.42m x 3.58m)
<b>Utility Room</b>	8'0 x 6'6 (2.44m x 1.98m)
<b>Landing One</b>	14'6 x 7'4 (4.42m x 2.24m )
<b>Master Bedroom</b>	13'7 x 13'1 (4.14m x 3.99m)
<b>Bedroom Four</b>	12'2 x 11'5 (3.71m x 3.48m)
<b>Bedroom Five</b>	11'5 x 8'0 (3.48m x 2.44m)
<b>Landing Two</b>	14'1 x 7'5 (4.29m x 2.26m)
<b>Bedroom Two</b>	14'0 x 11'9 (4.27m x 3.58m)
<b>Bedroom Three</b>	14'0 10'5 (4.27m 3.18m)
<b>Outside</b>	
<b>Double Garage</b>	17'4 x 17 (5.28m x 5.18m)











Energy Efficiency 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 (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(82 plus) A			
(81-81) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

**IMPORTANT NOTICE TO PROSPECTIVE PURCHASERS**

We are not qualified to test any apparatus, equipment, fixtures and fittings or services so cannot that they are in working order or fit for their intended purpose. We do not have access to property deeds or lease documents so prospective purchasers should rely only on information given by their solicitors on relevant matters. Measurements are approximate and are only intended to provide a guide.

