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1 Priest Osiers, Broxbourne, EN10 7FD

Offers In Excess Of £900,000

****VENDOR SUITED **** Situated in a highly sought-after cul-de-sac in Broxbourne this three / four bedroom detached property offers easy access to both Broxbourne itself and the surrounding countryside.

This property is designed to an exceptional standard and has the perfect balance of living and outside space. The house comprises of a good sized bright living room with doors onto the garden, a top of the range German engineered Kitchen / diner, which again has bi-fold doors onto the garden and a cloakroom completes the ground floor. The first floor has a principal bedroom with large en-suite shower room, two further bedrooms with family bathroom.

Outside the garden is mainly a patio area across the rear of the house, ideal for outdoor entertaining and low maintenance. There is access via a gate to a double garage with driveway to provide off street parking where you can also park two / three cars.

As well as being accessible to all local amenities and schooling you have easy access to Broxbourne train station taking you straight into London Liverpool Street. Lanes Estate Agents highly recommend an internal viewing ASAP.



Ground floor

Lounge

20'3 x 11'2 (6.17m x 3.40m)

Kitchen / Breakfast room

20'3 x 13'6 (6.17m x 4.11m)

Dining Area

18'10 x 6'10 (5.74m x 2.08m)

First floor

Bedroom One

11'5 x 9'3 (3.48m x 2.82m)

Bedroom Two

10'8 x 10'1 (3.25m x 3.07m)

Bedroom Three

10'1 x 7'2 (3.07m x 2.18m)

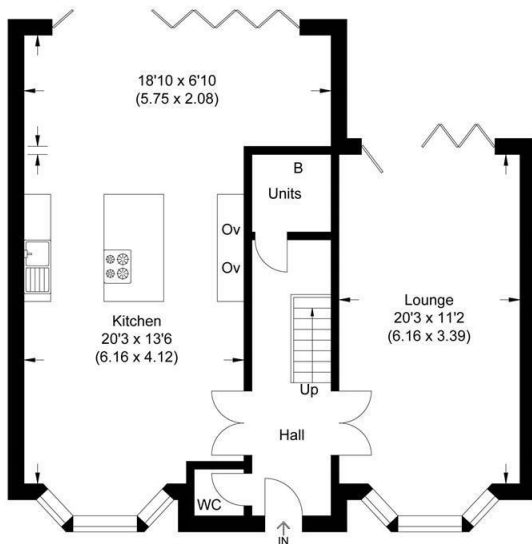
Dressing Room

9'4 x 7'2 (2.84m x 2.18m)

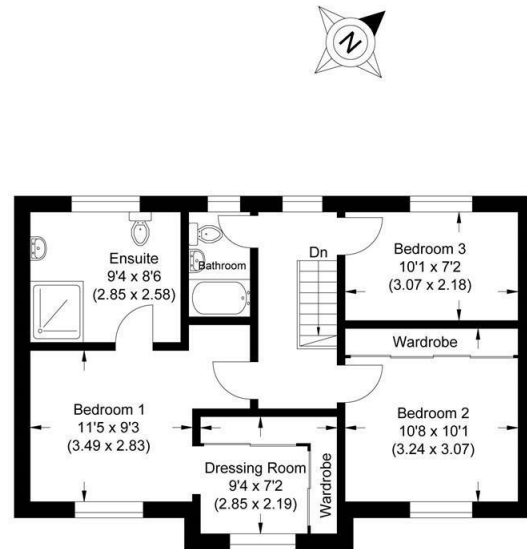
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B		79	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) 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	

Approximate Gross Internal Area
124.77 sq m / 1343.01 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.

IMPORTANT NOTICE TO PROSPECTIVE PURCHASERS

We are not qualified to test any apparatus, equipment, fixtures and fittings or services so cannot confirm 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.

