

## Mulberry Close, Broxbourne, EN10 6HN



**Offers In Excess Of £275,000**

Kings Group - Cheshunt are proud to offer this FANTASTIC THREE BEDROOM GROUND FLOOR FLAT LOCATED IN THE EVER POPULAR BROXBOURNE AREA

This three bedroom flat is the ideal purchase for a first time buyer looking to get their first property or a buy to let investor looking to make a good return on their investment. One of the many benefits this property offers is that access to the A10 and M25 is under 5 minutes and with easy to reach bus stops travelling to London and the surrounding areas is very easy. The property also gains from being located near local shops and amenities with Brookfield Shopping Centre being under one mile away there is a wide choice of supermarkets and retail shops to choose from just a stones throw away. Mulberry Close also benefits from being located near some of the areas most popular primary and secondary schools such as Broxbourne School (1 mile), Wormley Primary School (1 mile), Hertford Regional College (0.4 miles), Longlands Primary School (0.5 miles) and many more all within walking distance.

The accommodation comprises of spacious lounge, modern kitchen, three bedrooms, newly fitted bathroom, on street parking, UPVC double glazed windows throughout, gas central heating throughout. Internal viewings are highly recommended to avoid disappointment please contact us on 01992 635 735.

## **Lounge**

**10'09 x 16'06 (3.28m x 5.03m)**

Double Glazed Windows to the side aspect, Single Radiator with Laminated Flooring, Phone Point, TV aerial and Power Points.

## **Kitchen**

**10'08 x 8'04 (3.25m x 2.54m)**

Double Glazed Windows to the side aspect, Tiled Flooring, Roll Top Work Surfaces, Integrated Cooker, Electric Oven and Hob, Integrated Extractor Fan, Double Drainer Unit, Space for Fridge Freezer, Plumbing for Washing Machine and Power Points.

## **Bathroom**

**4'10 x 7'06 (1.47m x 2.29m)**

Double Glazed windows to the side aspect, Textured Ceiling, Tiled Walls, Single Radiator with Lino Flooring, Thermostatically Controlled Shower, Pedestal Wash Basin, Low Level WC.

## **Bedroom One**

**8'08 x 12'09 (2.64m x 3.89m)**

Double Glazed windows to side aspect, Textured Ceiling, Single Radiator with Laminated Flooring, Fitted Wardrobes and Power Points.

## **Bedroom Two**

**6'05 x 12'09 (1.96m x 3.89m)**

Double Glazed Windows to side aspect, Textured Ceiling, Single Radiator with Laminated Flooring, Fitted Wardrobes and Power Points.

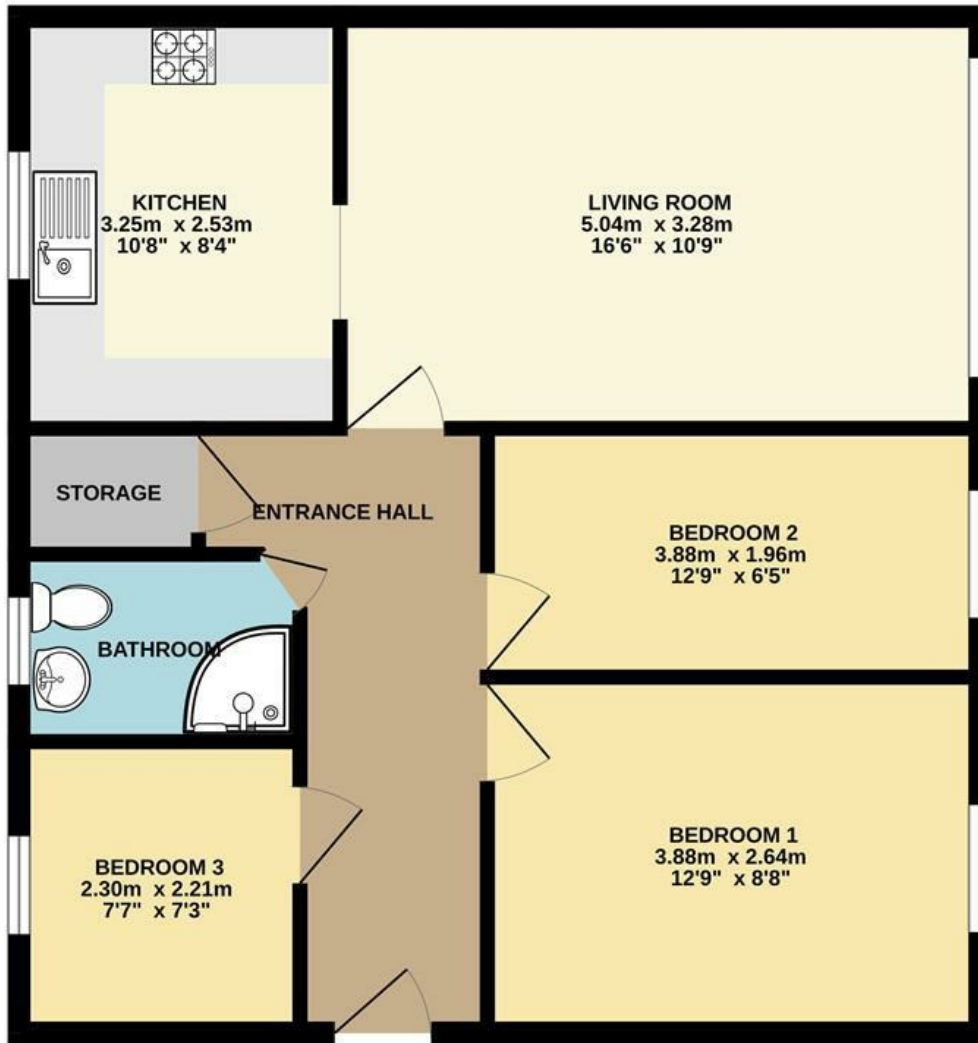
## **Bedroom Three**

**7'03 x 7'07 (2.21m x 2.31m)**

Double Glazed Windows to side aspect, Laminated Flooring with Power Point.



GROUND FLOOR  
60.7 sq.m. (653 sq.ft.) approx.



TOTAL FLOOR AREA : 60.7 sq.m. (653 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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



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