



St. Laurence Drive, EN10 6LJ  
Broxbourne





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# St. Laurence Drive, EN10 6LJ

Kings Group - Cheshunt are proud to offer this FANTASTIC EXTENDED FOUR BEDROOM END OF TERRACE HOUSE LOCATED IN THE EVER POPULAR BROXBOURNE AREA

This extended four bedroom house is the ideal purchase for residential buyer looking for a bright and spacious home which has the added advantage of offering everything a property needs to grow in value and make day to day life easy. 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 which offers a wide choice of supermarkets and retail shops to choose from. St Laurence Drive also benefits from being located near some of the areas most popular primary and secondary schools such as Broxbourne School (0.3miles), Wormley Primary School (0.24 mile), Broxbourne CofE Primary School (0.48 miles), Longlands Primary School (0.87 miles) and many more all within walking distance.

The accommodation comprises of spacious lounge, separate dining room, modern kitchen, lean-to, four double bedrooms, with an En-suite in the master bedroom and family bathroom. To the external of the house the property offers a spacious and private rear garden with side access and a driveway t front for up to four cars. The property also has double glazed windows throughout, gas central heating throughout which was installed just over a year ago. Internal viewings are highly recommended to avoid disappointment please contact us on 01992 635 735.

Offers In Excess Of £585,000



- FOUR BEDROOM END OF TERRACED HOUSE
- LARGE DOUBLE STOREY SIDE EXTENSION
- MODERN KITCHEN
- HUGE OPEN PLAN LOUNGE
- EASY ACCESS TO A10 AND M25

**Lounge 23'5 x 15'5 (7.14m x 4.70m)**

Double glazed window to front, Double glazed sliding doors to rear leading to garden, tiled floor, double radiator, power points.

**Dining Room 12'9 x 12'6 (3.89m x 3.81m)**

Double glazed window to front, wood flooring, single radiator, power points.

**Kitchen 11'5 x 18'9 (3.48m x 5.72m)**

Double glazed window to rear, Double glazed single door to rear leading to lean-to, tiled floor, range of wall and base units, splash back tiles, integrated oven, gas hob, chimney style extractor fan, sink, space for fridge/freezer, plumbed for washing machine and dishwasher, power points.

**Bedroom One 12'5 x 12'5 (3.78m x 3.78m)**

Double glazed window to rear, carpeted, single radiator, built in wardrobes, power points.

**En-Suite 6'2 x 6'2 (1.88m x 1.88m)**

Double glazed opaque window to rear, tiled floor, tiled walls, heated towel rail, walk in shower cubicle, low level WC and hand wash basin.

**Bedroom Two 18'9 x 9'5 (5.72m x 2.87m)**

Double glazed window to front, wood flooring, single radiator, built in wardrobes, power points.

**Bedroom Three 12'6 x 9'5 (3.81m x 2.87m)**

Double glazed window to rear, wood flooring, single radiator, built in wardrobes, power points.

**Bedroom Four 15'4 x 6'9 (4.67m x 2.06m)**

Double glazed window to front wood flooring, single radiator, power points.

**Bathroom 6'2 x 6'2 (1.88m x 1.88m)**

- FREEHOLD
- DRIVEWAY FOR UP TO 4 CARS
- FOUR DOUBLE BEDROOMS
- CLOSE TO SOUGHT AFTER SCHOOLS
- CLOSE TO BROOKFIELD SHOPPING CENTRE

Double glazed opaque window to rear, tiled floor, tiled walls, heated towel rail, walk in shower cubicle, low level WC and hand wash basin.





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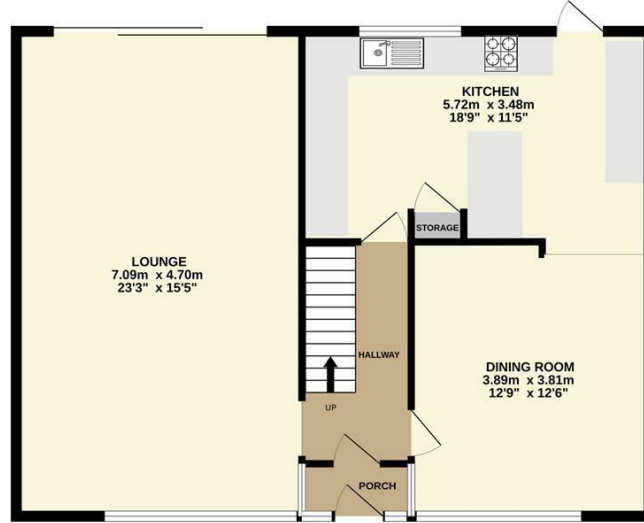


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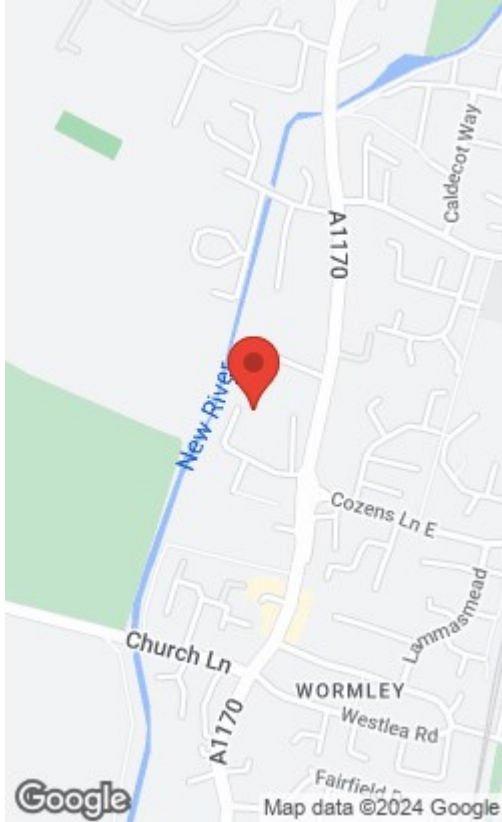
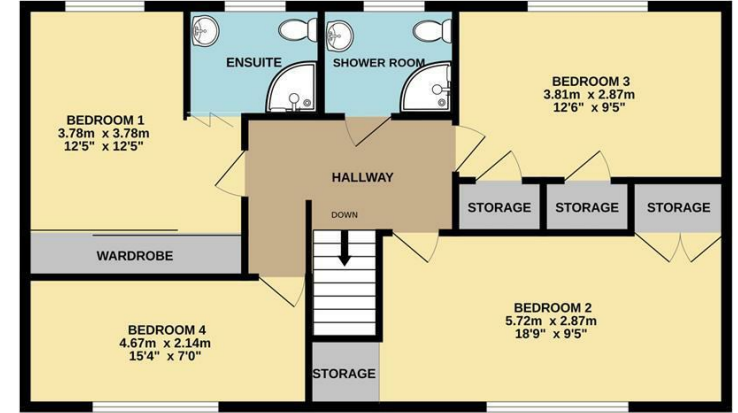


Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80)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

GROUND FLOOR



1ST FLOOR



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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THE PROPERTY MISDESCRIPTIONS ACT 1991. The agent has not tested any apparatus, equipment, fixtures or services and so cannot verify that they are in working order, or fit for the purpose. References to the Tenure of a property are based on information supplied by the vendor. The agent has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor or Surveyor. Note: These details are correct at time of going to press.

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