



36, Sorbus Road, Broxbourne

EN10 6GD

Guide Price £269,500



[stevenoates.com](http://stevenoates.com)





## 36 Sorbus Road, Broxbourne, EN10 6GD

\*\*\*\*CHAIN FREE\*\*\*\* Steven Oates are delighted to offer this two bedrooms ground floor apartment situated in this sought after development, convenient for transport links into London, shopping facilities and local schools. The accommodation has been modernised by the existing owners to comprise of a spacious entrance hallway, open plan lounge, dining and kitchen with direct access onto its own balcony, master bedroom with an en-suite shower room, further double bedroom and family modern bathroom. Externally, there is allocated parking and visitors parking available with communal gardens.

Sorbus Road is within approx 1.5 miles to Cheshunt & Broxbourne rail stations providing access into Central London. Brookfield retail park is within a short drive offering Tesco Superstore, M & S and some rail shops.





70 Fore Street, Hertford, Hertfordshire, SG14 1BY





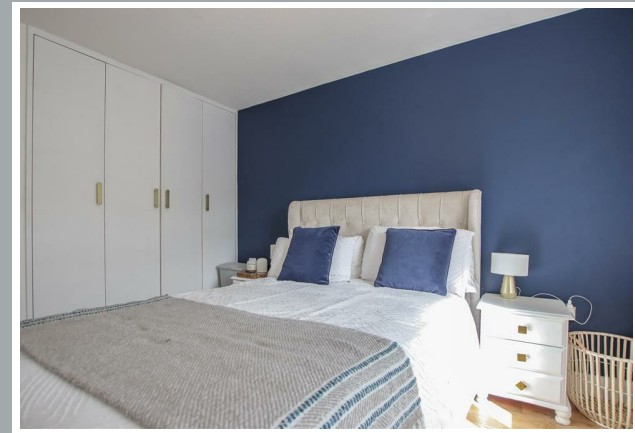
70 Fore Street, Hertford, Hertfordshire, SG14 1BY





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GROUND FLOOR  
580 sq.ft. (53.9 sq.m.) approx.



TOTAL FLOOR AREA: 580 sq.ft. (53.9 sq.m.) 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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