



28, Mulberry Close, Broxbourne
EN10 6HN
£250,000



stevenoates.com



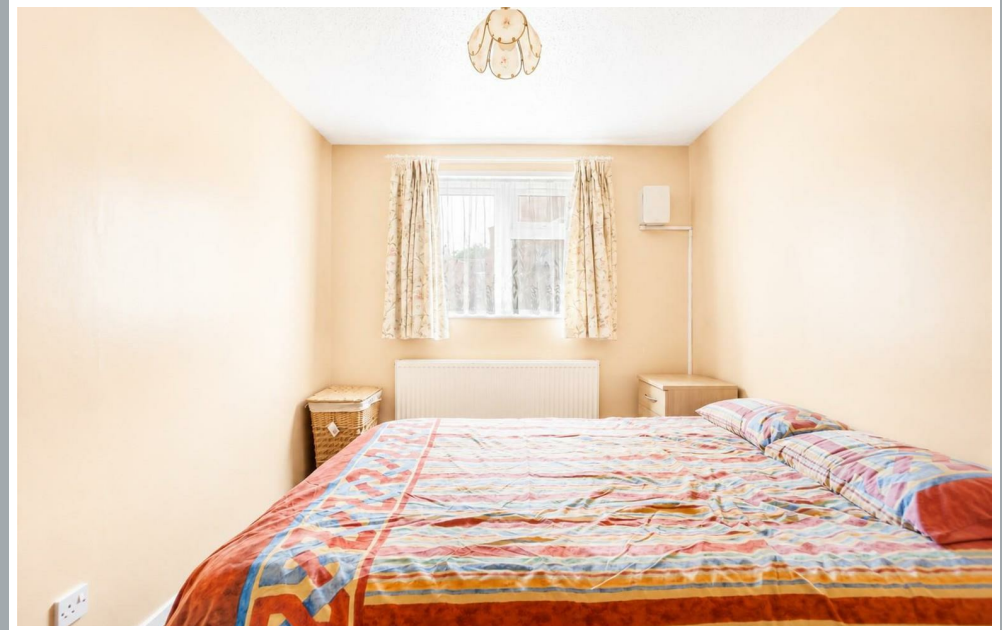
28 Mulberry Close, Broxbourne, EN10 6HN

A spacious two double bedroom ground floor flat, ideally situated within a popular residential turning. Offered to the market with no onward chain, the property provides approximately 659 sq ft of well-arranged accommodation, all set across one level. The accommodation comprises a spacious entrance hallway with a large storage cupboard, a bright lounge leading through to the kitchen, two well-proportioned double bedrooms and a modern bathroom suite. Further benefits include on-street parking, well-maintained communal gardens, uPVC double glazing and gas central heating.

Mulberry Close is a quiet and highly regarded residential cul-de-sac located within the popular area of Broxbourne. The location is ideally positioned for families and commuters alike, offering easy access to Broxbourne Railway Station with its direct links into London Liverpool Street and Tottenham Hale. A selection of well-regarded schools, local shops, cafés and amenities are all within close proximity, along with the beautiful Lea Valley Regional Park, providing an abundance of green spaces, riverside walks and leisure facilities. Excellent road connections are also available via the A10, M25 and surrounding motorway networks.



70 Fore Street, Hertford, Hertfordshire, SG14 1BY

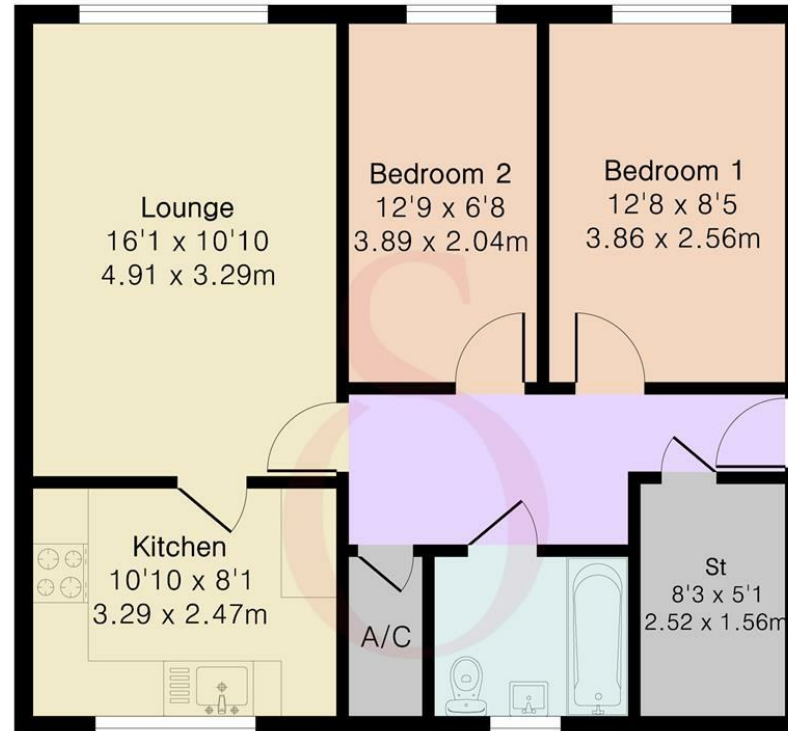


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Approximate Gross Internal Area 659 sq ft - 61 sq m



Ground Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

