

EST. 1984



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*60 High Road
Broxbourne
Hertfordshire
EN10 7NF*

**TRAFALGAR AVENUE,
BROXBOURNE, HERTFORDSHIRE. EN10 7DJ.**



Occupying an exceptionally large and secluded corner plot position this three-bedroom semi-detached property benefits from a detached garage and driveway together with an 11ft studio/office in the rear garden.

Trafalgar Avenue is a greatly sought after turning, within easy reach of the bustling High Street offering a variety of independent shops, salons, tea rooms and eateries, and all the amenities that Broxbourne has to offer including the British Rail Station and several highly regarded schools, churches and parklands.

SUMMARY OF ACCOMMODATION

BRIGHT RECEPTION HALL

FITED KITCHEN

SEPARATE DINING ROOM

SITTING ROOM

PRINCIPAL BEDROOM WITH BAY WINDOW

SECOND BEDROOM WITH VIEW OVER THE REAR GARDEN

GOOD SIZED THIRD BEDROOM

FAMILY BATHROOM WITH SEPERATE W.C.

SUMMARY OF ACCOMMODATION CONTINUED

SECLUDED LARGE CORNER PLOT REAR GARDEN

EXTERIOR STUDIO/OFFICE

DETACHED GARAGE WITH DRIVEWAY AND AMPLE VEHICLE PARKING

AVAILABLE IMMEDIATELY

NO SMOKERS OR PETS PREFERRED



RECEPTION HALL 13'5 x 5'10 Staircase leading to the first floor with two cupboards below, one housing the gas and electric meters and fuse board. Double glazed window to side, thermostatically controlled radiator and doors to sitting room, dining room and:

KITCHEN 8'6 x 7'4 Fitted with wall and base units with marble effect working surfaces and tiled splash backs incorporating a stainless steel single drainer sink unit with cupboard below. Recess with plumbing for washing machine and dishwasher, space for fridge/freezer and freestanding oven. Double glazed window to rear overlooking the garden, wall mounted gas fired combination boiler and timber effect flooring. Double glazed door leads to the garden.



DINING ROOM 11'6 x 10'8 Double glazed door to the garden with matching side windows. Thermostatically controlled radiator and timber effect flooring.

SITTING ROOM 13'6 x 12'2 (into bay) Double glazed bay window to front with thermostatically controlled radiator below. Wall mounted central heating thermostat, timber effect flooring, TV and telephone points.



FIRST FLOOR

LANDING 8'5 x 7'11 *Obscure double glazed window to side and doors to bedrooms, bathroom and separate w.c.*

PRINCIPAL BEDROOM 13'11 x 10'8 (into bay) *Double glazed bay window to front with thermostatically controlled radiator below. Built-in cupboard and TV point.*



SECOND BEDROOM 11'6 x 10'2 *Double glazed window to rear, overlooking the garden, with thermostatically controlled radiator below. Airing cupboard housing the hot water cylinder with fitted immersion heater, slatted shelving and programmer controls.*



THIRD BEDROOM 9'5 x 7'4 *Double glazed window to front and thermostatically controlled radiator.*

BATHROOM 5'7 x 5'4 *Partly tiled in decorative ceramics with suite comprising; pedestal wash hand basin and panelled bath with mixer tap, and independent thermostatically controlled shower with glass screen. Obscure double-glazed window to rear, extractor fan and chrome heated towel rail.*

SEPERATE TOILET 5'7 x 2'2 *With low flush w.c. and obscure glazed window to rear*

EXTERIOR

STUDIO/OFFICE 11'5 x 9'9 *Double glazed sliding patio doors and windows to front. With power and light connected, wall mounted electric radiator and timber effect flooring.*



REAR GARDEN Laid principally to lawn with panelled fencing providing excellent seclusion a timber gate affords access to the side of the property leading to the garage and driveway.



DETACHED GARAGE WITH DRIVEWAY parking for several vehicles.

COUNCIL TAX BAND. E £2818.98 per annum (as of 25th March 2026)

PRICE: £1,850.00 Per Calendar Month

Redress Scheme: - The Property Ombudsman - www.tpos.co.uk

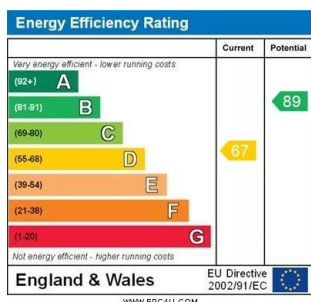


Clients' Money Protection Scheme: - Client Money Protect, Membership No. CMP003840 - www.clientmoneyprotect.co.uk



Energy Performance Graph

The full Energy Performance Certificate can be viewed at our office or a copy can be requested via email



VIEWING: By appointment with **Owners Agents** -
please contact: **JEAN HENNIGHAN PROPERTIES** - telephone 01992 445055

Important Note: These particulars have been prepared by Jean Hennighan Properties upon the instructions of the landlord(s) and do not constitute any part of a contract. Services, fittings and equipment referred to within have not been tested (unless otherwise stated) and no warranties can be given. All measurements are approximate and are for descriptive purposes only. Accordingly, the prospective tenant(s) must make their own enquiries regarding such matters. Det 0429

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