HUNTERS®
HERE TO GET *you* THERE

High Road, Broxbourne, Herts, EN10 7JZ

# £224,995

This redecorated two-bedroom split-level maisonette is offered **for sale** in the popular town of Broxbourne. Ideally suited to first time buyers and investors, the property provides a practical layout arranged over two levels, with one large reception room, a separate kitchen and Shower room.

The master bedroom is a double, offering comfortable proportions, while the bathroom includes built-in storage and a heated towel rail. A balcony extends the living space outdoors, and a single garage provides valuable secure parking or additional storage. The property holds an EPC rating of D and falls within Council Tax Band B.

Situated in a sought-after location in Broxbourne, the maisonette benefits from convenient access to local amenities along the High Road, including shops, cafés, and everyday services. Nearby parks and green spaces offer opportunities for walking and recreation.

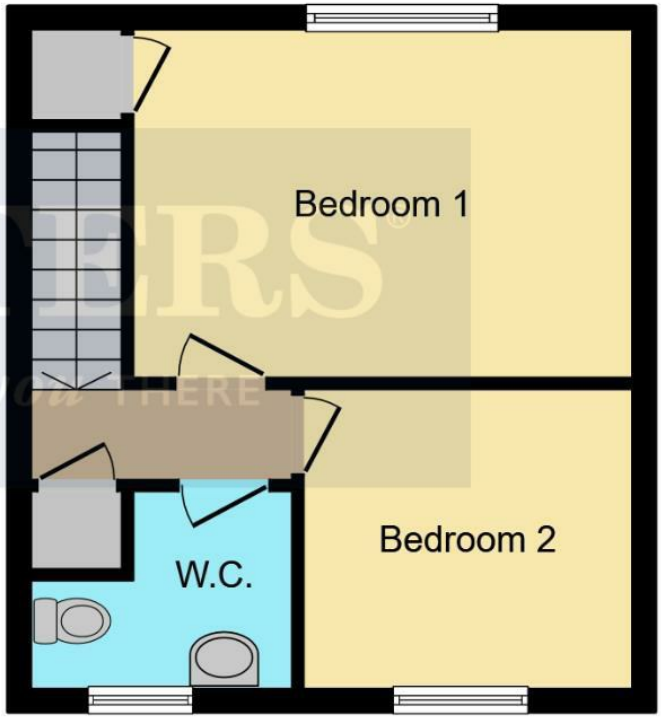
Broxbourne Station is within easy reach, providing regular rail services to London Liverpool Street and Stratford, making the property suitable for commuting into the City. Journey times to central London are typically around 30–35 minutes. Road links are also strong, with the A10 and connections to the M25 accessible by car.

There are several nearby schools in the area, appealing to purchasers seeking access to local education options. Public transport links, local amenities, nearby parks and schools all contribute to the practicality and appeal of this two-bedroom maisonette for those looking to buy in Broxbourne.

Hunters Stanstead Abbotts 54 High Street, Stanstead Abbotts, SG12 8AG | 01920 872500
stansteadabbotts@hunters.com | www.hunters.com

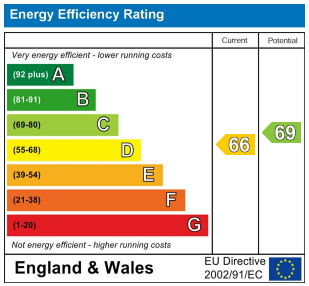
This Hunters business is independently owned and operated by Property File (Hertford) Limited | Registered Address: 54 High Street, Stanstead Abbotts, Hertforshire, SG12 8AG | Registered Number: 04875462 England and Wales | VAT No: 877 9789 21 with the written consent of Hunters Franchising Limited.

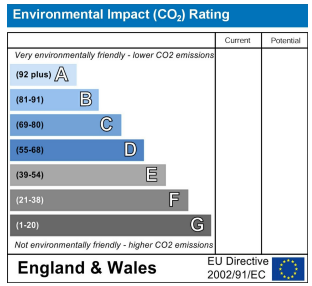
Ground Floor




First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



**ENTRANCE HALL**
UPVc door into: Laminate flooring, painted walls. Fully operational burglar alarm. Access to;

**KITCHEN**
8'1" x 7'10"
Double glazed window to front aspect. Range of matching, "White Gloss" wall and base units with complimenting worktops, tiled flooring, painted walls. Integrated oven, a Samsung washing machine, integrated fridge freezer;

**SHOWER ROOM**
Wood door into; Double glazed window to front aspect, tiled floor, tiled walls, chrome heated radiator, curved shower cubicle, wash basin, vanity unit cupboards together with a further full size built in cupboard, water metre;

**LIVING ROOM**
13'7" x 10'8"
Wood door into; Painted walls, Laminate flooring. Balcony to front aspect, double glazed window to front aspect, full height curtains, window blind, large under stairs storage unit. further cupboard housing the electric metre, radiator;

**BALCONY**
Accessed from Living room;

**LANDING**
Painted walls, carpet flooring. Storage cupboard. Access to Bedrooms and WC;

**BEDROOM ONE**
13'3" x 10'6"
Wood door into; Double glazed window to rear aspect, storage cupboard, radiator, full height curtains, fitted carpet. Painted walls;

**BEDROOM TWO**
10'1" x 8'2"
Wood door into; Double glazed window to front aspect, radiator, laminate floor, painted walls. wardrobe;

**CLOAKROOM**
Wood door into; Double glazed window to front aspect, chrome heated radiator, tiled floor, tiled walls, low level WC, wash basin;

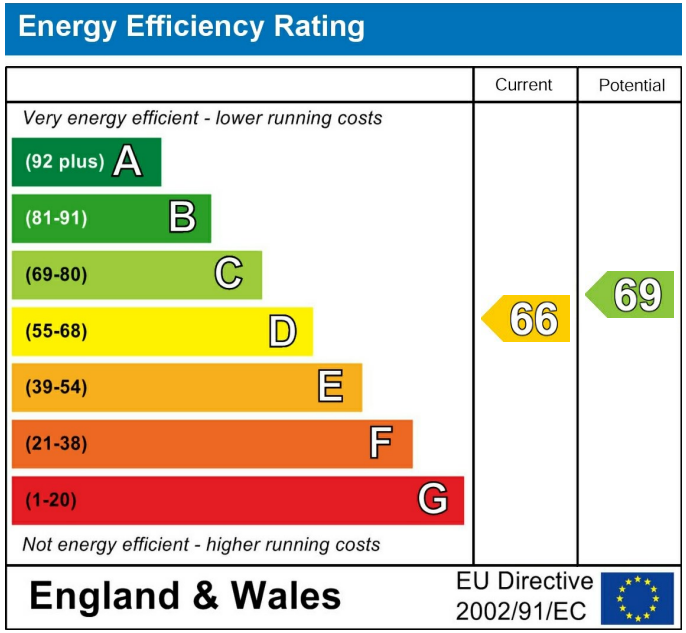
**OUTSIDE**
Fenced area to front of Maisonette with space for seating and outside dining.

Balcony to front aspect.

Single Garage En Bloc for parking.

**Agents Note**
We are advised by the Vendor of the following;
Tenure: Leasehold - Years remaining: 173 years
Annual service charge: £1,300 approx.

**Mortgage Advice**
Through our associated mortgage broker The Finance Family we can offer clear, impartial advice from the whole of the mortgage market.
Our dedicated advisor can help with all types of mortgages & financial services such as;
• First time buyers
• Re-mortgages
• Buy to Let
• Life Assurance & Protection
Please feel free to contact us for further details.
Your home is at risk if you do not keep up payments on a mortgage or loan secured against it. The Finance Family are directly authorised and regulated by the Financial Conduct Authority FCA No. 81307




These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

LOGIK