



TO LET

Galloway Close, Broxbourne
£2,200 pcm + security deposit

Keith Ian are pleased to offer this spacious 3 bedroom family home in great location

- **Terraced - Unfurnished**
- **3 Beds + 2 Receptions**
- **1 Bathrooms**
- **Shower Room**
- **Entrance Hall**
- **Energy Rating : C**
- **Council Tax Band D**
- **Driveway Parking**
- **Garden**

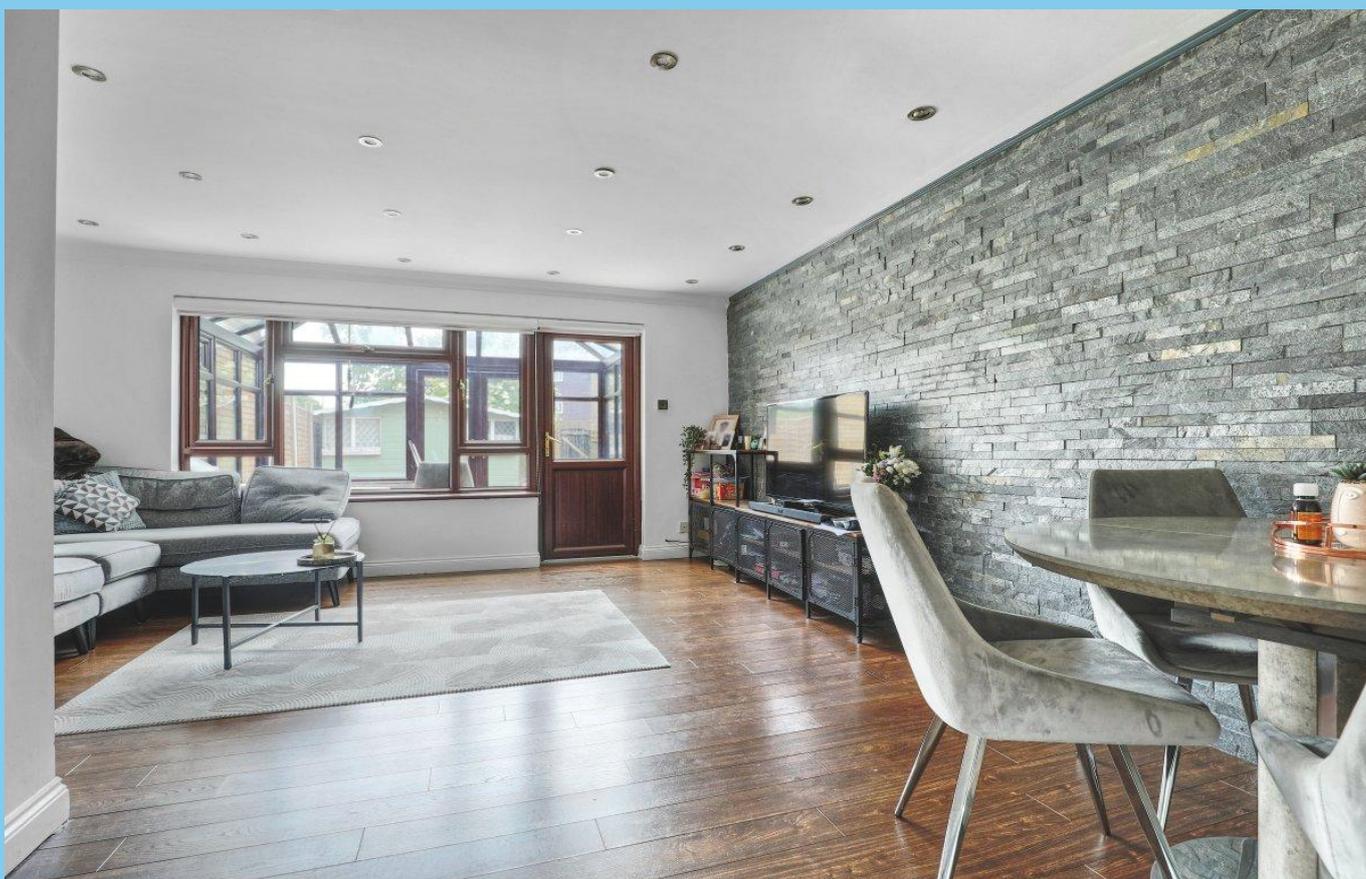


£2,200 pcm +
security deposit

Galloway Close,
Broxbourne,
Herts
EN10 6BU

Keith Ian are pleased to offer this spacious 3-bedroom family home located in Turnford. The property is neatly presented and benefits from a good size lounge/ diner, contemporary style kitchen and a useful conservatory. Upstairs there are 3 good size bedrooms and family bathroom. Further benefits are downstairs shower room, garden with rear access and off-street parking. The property is only a short drive from either Broxbourne or Cheshunt train stations. Good Schooling is also nearby as well as local amenities including The Brookfield Shopping Centre.

- Terraced - Unfurnished
- 3 Beds + 2 Receptions
- 2 Bathrooms
- Shower
- Energy Rating : C
- Council Tax Band D
- Great Location
- Driveway Parking
- Hall
- Garden



Kitchen

9.4x 8.4ft (2.8m x 2.5m)

Living/Dining Room

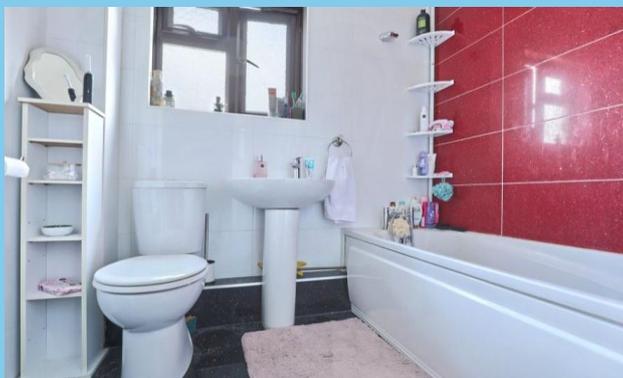
17.5x 15.5ft (5.3m x 4.7m)

Bedroom 1

14.8x 7.2ft (4.5m x 2.2m)

Bedroom 2

12.0x 8.1ft (3.6m x 2.4m)





Bedroom 3

9.5x 7.3ft (2.9m x 2.2m)

Bathroom 1

6.4x 5.2ft (1.9m x 1.6m)

Bathroom 2

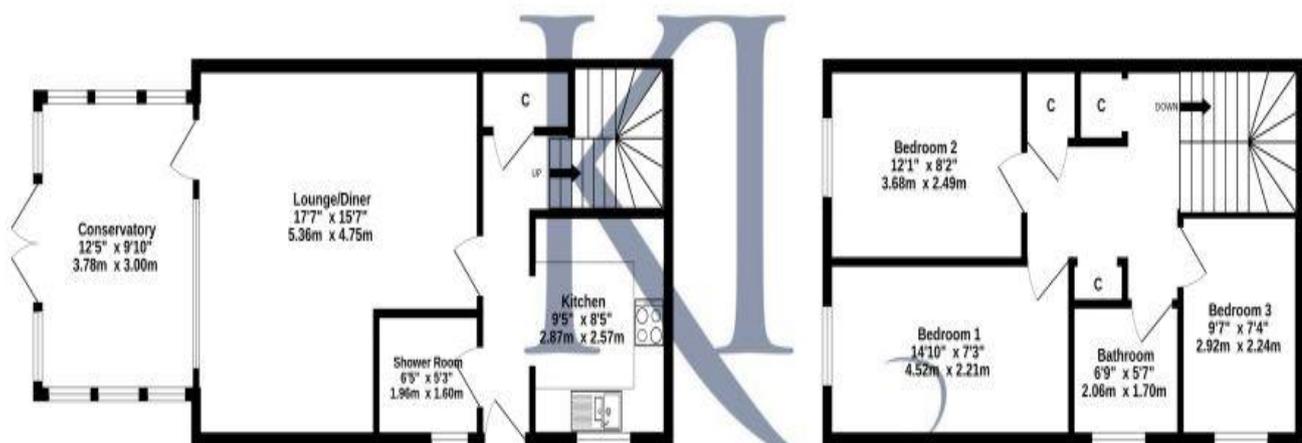
6.7x 5.5ft (2.0m x 1.7m)



Garden

Ground Floor
578 sq.ft. (53.7 sq.m.) approx.

1st Floor
456 sq.ft. (42.4 sq.m.) approx.



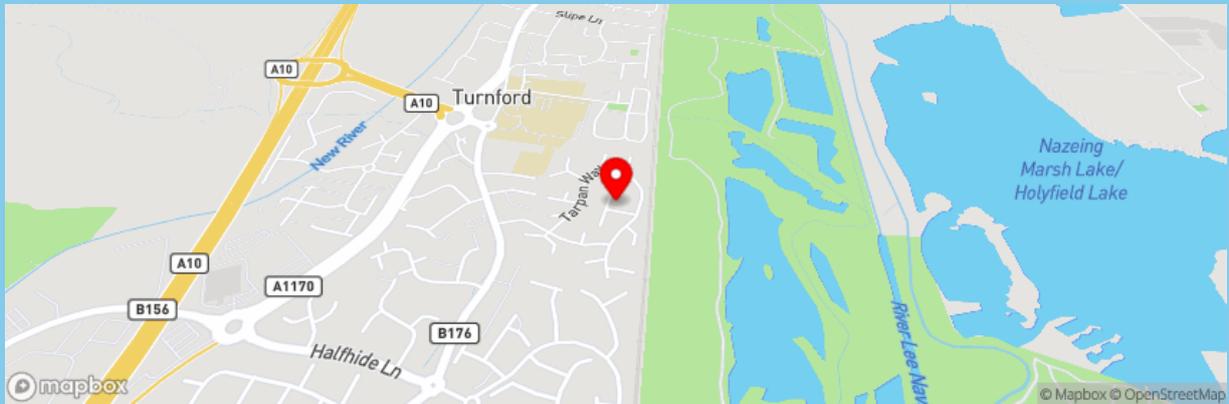
Keith Ian

TOTAL FLOOR AREA : 1034 sq.ft. (96.1 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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Directions



Certificate Number : 9672-3051-8206-2105-1204

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69	80
55-68	D		
39-54	E		
21-38	F		
1-20	G		

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/9672-3051-8206-2105-1204>