

Graham Avenue, Broxbourne, EN10 7DN

£700,000 Freehold

PETER CUFFARO

ESTATE AGENTS









Graham Avenue

Broxbourne, EN10 7DN

Extended four double bedroom semi, spacious living areas, driveway, garage, large garden, close to Broxbourne Station, Outstanding schools, potential to extend, sought after location.
Council Tax band: F

Tenure: Freehold

- Extended Four Double Bedroom Semi Detached Family Home In Sought After Location
- Bright Living Room Flooded By Natural Light Leading On To Separate Dining Area
- Spacious Kitchen/Breakfast Room
- First Floor Offers Four Double Bedrooms And Family Bathroom With Separate Shower
- Integral Garage
- Good Size Garden
- Further Potential To Extend Subject To Obtaining Relevant Consent
- Walking Distance To Broxbourne Train Station Serving London Liverpool Street In Under 25 mins And Cambridge In Under 50 mins
- Walking Distance To Highly Regarded Schooling For All Ages, Including Broxbourne Secondary School With An Ofsted Rating As Outstanding.
- Easy Access To Major Roads Including A10, M25, A414 And M11







Hallway
13' 5" x 6' 0" (4.09m x 1.82m)

Living Room
13' 10" x 11' 9" (4.21m x 3.58m)

Dining Room
11' 8" x 10' 7" (3.56m x 3.22m)

Kitchen/Breakfast Room
16' 10" x 12' 7" (5.13m x 3.83m)

Landing
8' 10" x 5' 0" (2.68m x 1.53m)

Bedroom One
14' 1" x 10' 7" (4.29m x 3.22m)

Bedroom Two
11' 6" x 10' 2" (3.50m x 3.09m)

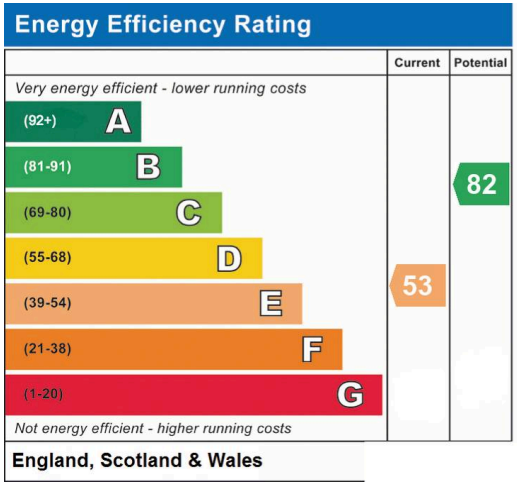
Bedroom Three
13' 7" x 7' 5" (4.15m x 2.25m)

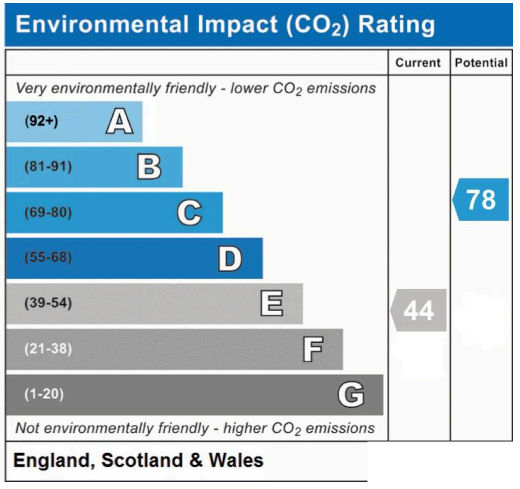
Bedroom Four
9' 5" x 7' 5" (2.86m x 2.26m)

Bathroom
10' 4" x 5' 6" (3.16m x 1.68m)

Garage
18' 4" x 8' 5" (5.60m x 2.56m)







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