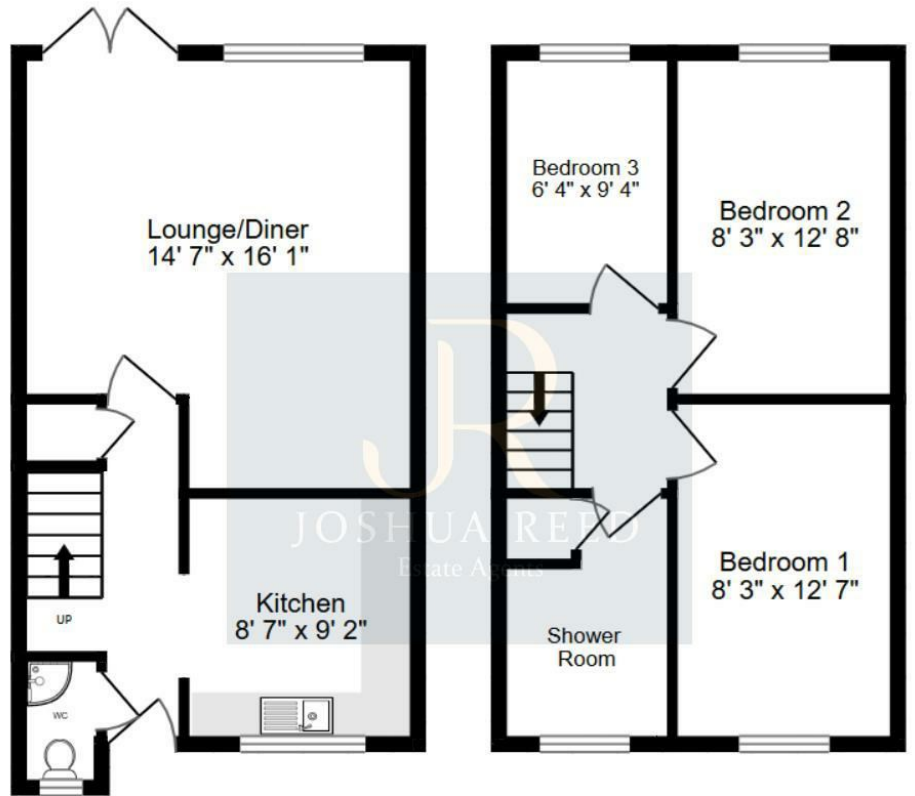


3 Bed House - End Terrace
located in

JR
JOSHUA REED
Estate Agents

162 High Road
Broxbourne
EN10 7DE



Total Floor Area: 752 Sqft

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.

£459,995

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SUMMARY

A rarely available three bedroom end of terrace house with additional garden/land to the side offering great opportunity for extension (stpp). The property is ideally located just a stone's throw from Broxbourne School as well as an easy walk to local amenities and Broxbourne Train Station (26 Minutes to London Liverpool Street).

The accommodation provides downstairs WC, kitchen, spacious lounge/diner with patio doors leading out to the garden, three double bedrooms and family bathroom. Externally, the front and rear gardens are beautifully kept with rear gate access leading to the garage en bloc.

Additionally, there is land to the side belonging to the property, immediately increasing the size of the garden and providing a real opportunity for extension (stpp). Being sold CHAIN FREE.

Contact Joshua Reed Estate Agents for more details and to arrange a viewing.

DIRECTIONS

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	