



6 Brickcroft, Broxbourne, EN10 6AR

£500,000



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Situated in a quiet cul-de-sac is this very impressive FOUR bedroom extended END OF TERRACE home. The property benefits from a large kitchen/diner with modern gloss units and Island, UTILITY ROOM, ground floor cloakroom, FIRST FLOOR BATHROOM, en-suite to master bedroom, GARAGE and entertaining SUMMER HOUSE.

'Brookfield Retail Park' is only moments away with an array of shops, cafes and eateries.

'The Great Cambridge Road/A10' is also close by giving you direct links into London.

Call now to view!



Door To:

Ground Floor Cloakroom

Lounge

16'7 x 14'0 narrowing to 8'8 (5.05m x 4.27m narrowing to 2.64m)

Kitchen/Diner 20'7 x 15'6 (6.27m x 4.72m)

Utility Room 15'0 x 6'2 (4.57m x 1.88m)

Storage Room 7'3 x 6'9 (2.21m x 2.06m)

First Floor Landing

Bedroom One 13'7 x 9'2 (4.14m x 2.79m)

En-suite

Bedroom Two 9'2 x 9'1 (2.79m x 2.77m)

Bedroom Three 12'4 x 5'6 (3.76m x 1.68m)

Bedroom Four/Currently walk-in wardrobe
9'3 x 7'4 (2.82m x 2.24m)

Bathroom

Front Garden

NO POTENTIAL FOR OFF STREET PARKING.

Rear Garden

Summer House

Garage 11'8 7'7 (3.56m 2.31m)

Reference

CH6465/EB/EB/PL/060620241 - LANES CHESHUNT
ESTATE AGENTS







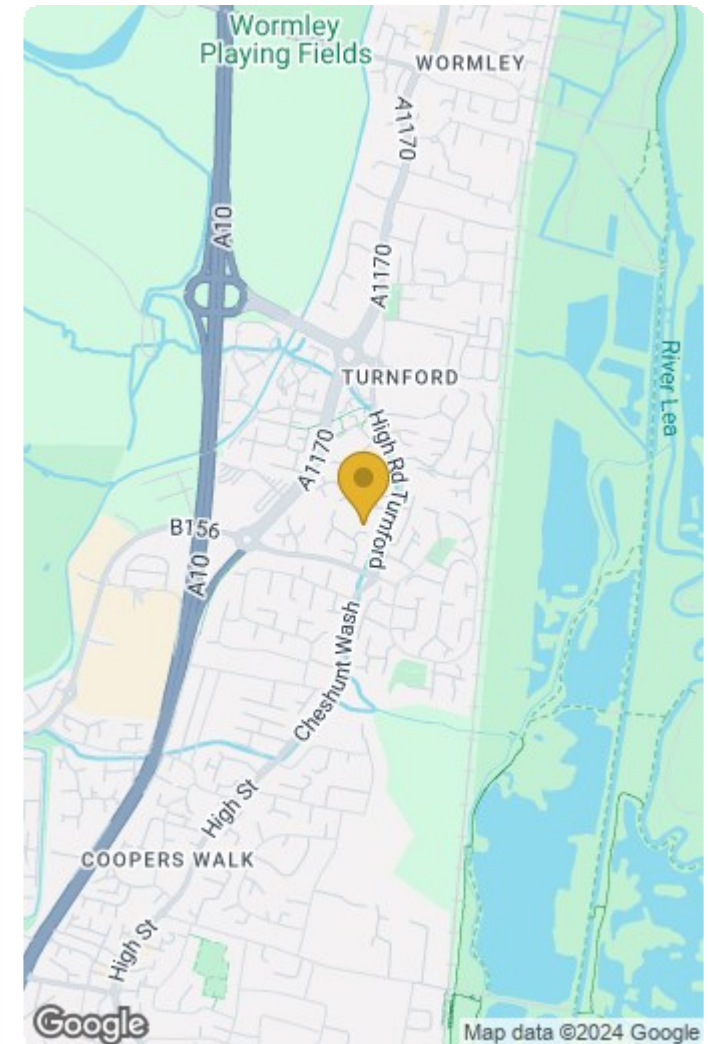
GROUND FLOOR

1ST FLOOR

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
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IMPORTANT NOTICE TO PROSPECTIVE PURCHASERS

We are not qualified to test any apparatus, equipment, fixtures and fittings or services so cannot that they are in working order or fit for their intended purpose. We do not have access to property deeds or lease documents so prospective purchasers should rely only on information given by their solicitors on relevant matters. Measurements are approximate and are only intended to provide a guide.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		71	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			80
(81-91) B			
(69-80) C			
(55-68) D		67	
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

