

# Lanes

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**7 Broomfield Avenue, Broxbourne, EN10 6AX**

**£385,000**

Welcome to Broomfield Avenue, Broxbourne - a charming location for this delightful terraced house. This property boasts a cosy reception room and a kitchen/diner, perfect for relaxing or entertaining guests. With two bedrooms, there's ample space for a small family or guests to stay over. The first-floor bathroom adds convenience and privacy to this lovely home.

Situated in a much-improved area, this mid-terrace house offers a comfortable living space. The off-street parking and allocated parking space ensure that you'll never have to worry about finding a spot for your vehicle after a long day.

Whether you're looking for a starter home or a cosy place to downsize, this property on Broomfield Avenue has a lot to offer. Don't miss the opportunity to make this house your home sweet home in the heart of Broxbourne.





### Entrance Hall

Door to Lounge.

### Lounge

13'4" x 12'4" (4.06m x 3.76m)

Access to Kitchen, window to front aspect and stairs to First Floor Landing.

### Kitchen/Diner

12'4" x 8'10" (3.76m x 2.69m)

Eye and base level units with worksurfaces, fitted oven with gas hob and extractor hood, sink with drainer, space for tall fridge/freezer. Space for dining table. Window to rear aspect and doors to Rear Garden.

### First Floor Landing

Doors leading to all rooms and loft access.

### Bedroom One

10'2" (narrowing to 3'9") x 10'3" (narrowing to 8'1" (3.10m narrowing to 1.14m) x 3.12m (narrowing to 2.)

Fitted wardrobes and window to front aspect.

### Bedroom Two

9'3" x 7'4" (2.82m x 2.24m)

Window to rear aspect.

### Bathroom

Panel enclosed bath with shower over, closed couple WC with pedestal hand basin. Frosted window.

### Rear Garden

Patio area with lawn. Space for Timber shed.

### Parking

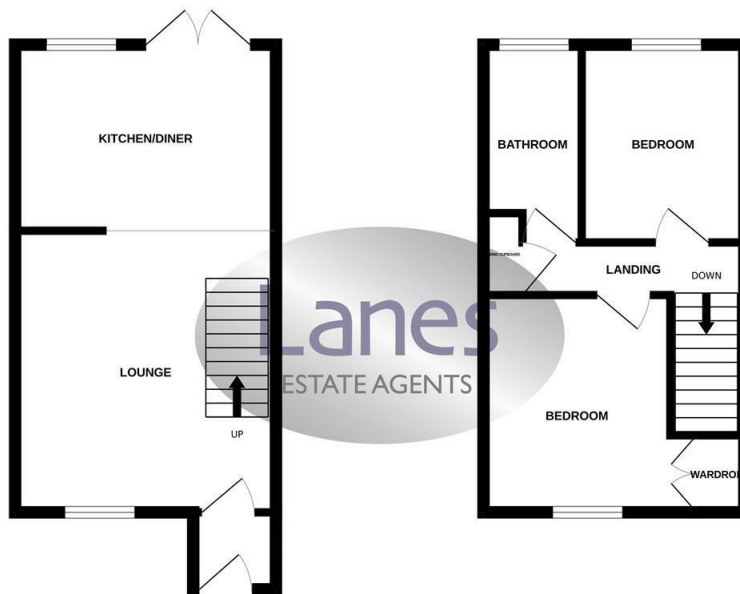
Allocated Parking.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			91
(81-91) B			
(69-80) C			
(55-68) D		68	
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, 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. Made with Metropix. ©2024

#### IMPORTANT NOTICE TO PROSPECTIVE PURCHASERS

We are not qualified to test any apparatus, equipment, fixtures and fittings or services so cannot confirm 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.

