



14 The Springs, Turnford, Broxbourne, EN10 6EW
£425,000



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Lanes are pleased to present to the market this three bedroom semi detached house. The property has many benefits to include ground floor W.C, utility area, two reception rooms, first floor bathroom, three double bedrooms, off street parking, small garage and more. Viewing is highly recommended. Call now to avoid disappointment.



Porch

Double glazed window to side aspect, tiled floor and walls, door leading to inner hallway.

Inner Hallway

Stairs leading to first floor landing, doors leading to lounge, utility area and W.C.

Lounge

12'11" x 11'7" (3.94m x 3.53m)

Double glazed window to front aspect, radiator and archway leading to dining room.

Dining Room

11'2" x 11'7" (3.40m x 3.53m)

Double glazed sliding door leading to rear garden, radiator and archway leading to kitchen.

Kitchen

11'0" x 7'6" (3.35m x 2.29m)

Double glazed window to rear aspect, eye and base level units with roll top work surfaces, stainless steel sink with mixer tap and drainer unit, fitted electric oven, hob and fitted extractor hood, space for fridge/freezer and dishwasher, tiled floor and walls.

Utility Area

8'3" x 6'3" (2.51m x 1.91m)

Eye and base level units with roll top work surfaces and space for washing machine.

W.C

Frosted window to side aspect, low flush W.C., pedestal wash hand basin with pillar tap, radiator and tiled walls.

First Floor Landing

Double glazed window to side aspect, loft access, doors leading to all rooms.

Bedroom One

11'11" x 11'9" (to fitted wardrobe) (3.63m x 3.58m (to fitted wardrobe))

Double glazed window to rear aspect, radiator and fitted wardrobes.

Bedroom Two

10'1" x 9'1" (3.07m x 2.77m)

Double glazed window to front aspect, laminate wood flooring and radiator.

Bedroom Three

11'2" x 7'4" (3.40m x 2.24m)

Double glazed window to rear aspect, laminate wood flooring and radiator.

Bathroom

Frosted double glazed window to front aspect, four piece suite comprising of bath with mixer tap and shower attachment, shower cubicle, pedestal wash hand basin with pillar taps, low flush W.C, airing cupboard, spotlights, radiator, tiled walls and floor.

Exterior - Front

Pattern brick paved driveway, gate leading to rear garden, up and over door leading to garage.

Garage

10'2" x 8'3" (3.10m x 2.51m)

Up and over door, power.

Exterior -Rear

Paved area, raised lawn area with flower beds and gate leading to front garden.

Reference

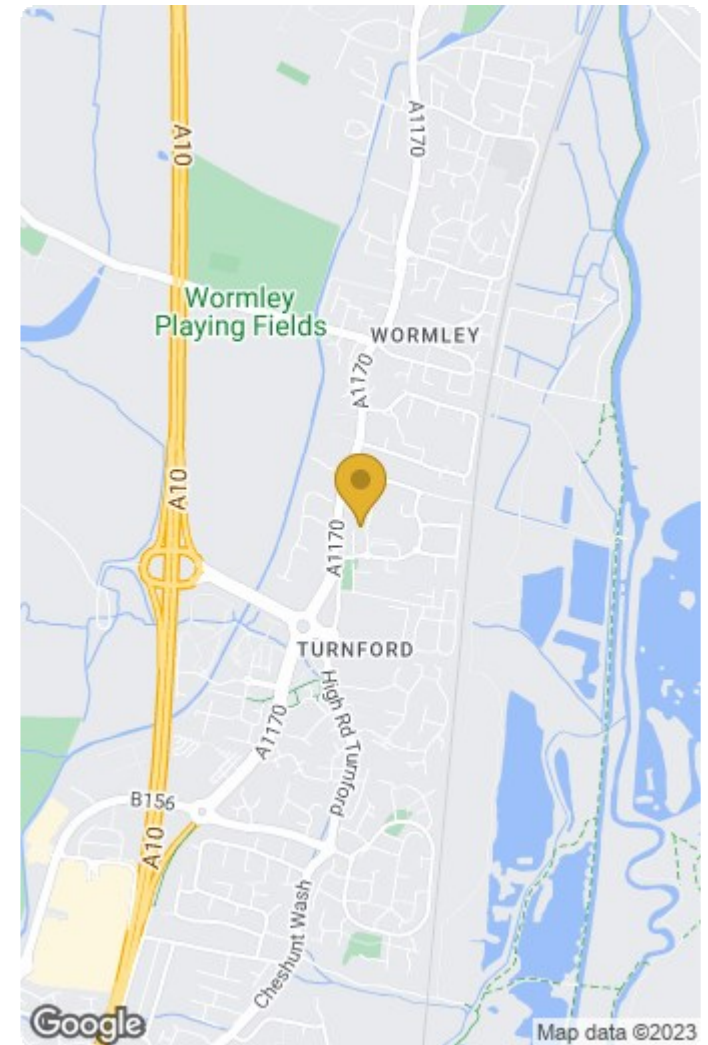
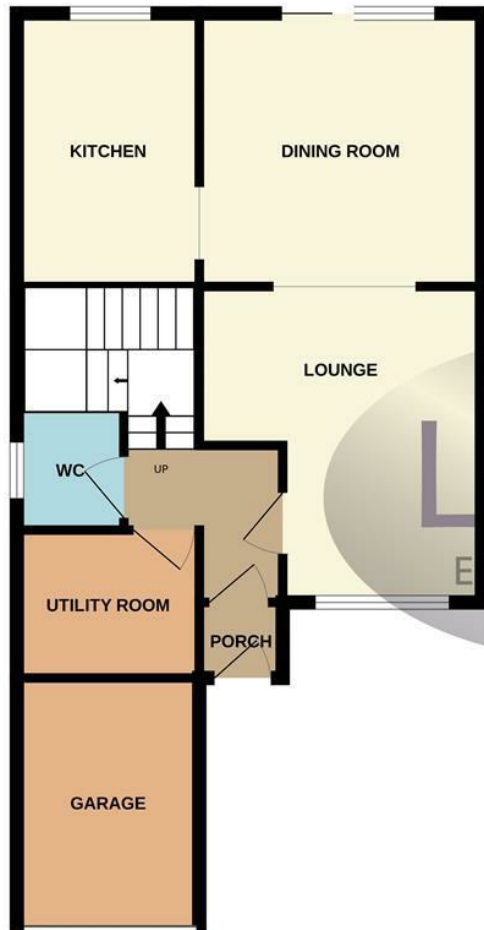
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GROUND FLOOR
568 sq.ft. (52.8 sq.m.) approx.

1ST FLOOR
459 sq.ft. (42.6 sq.m.) approx.

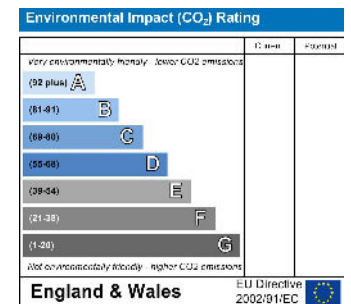
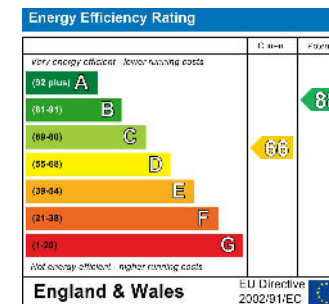


TOTAL FLOOR AREA : 1027 sq.ft. (95.4 sq.m.) approx.

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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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.



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