



21 Huntingdon Close, Broxbourne, EN10 6DR  
Offers In Excess Of £550,000



## 21 Huntingdon Close, Broxbourne, EN10 6DR

Lanes are pleased to offer this extended three/four bedroom semi detached property with benefits to include ground floor shower room, entrance hall/study area, kitchen/breakfast room, first floor bathroom, parking and rear garden. The property is in easy reach of Broxbourne School, A10 Road Network and Brookfield Shopping Centre. Call now to view!



## Door To:

**Entrance Hall/Study Area** 10'3 x 7'7 (3.12m x 2.31m)

## Ground Floor Shower Room

**Dining Area** 15'8 x 10'5 (4.78m x 3.18m)

**Lounge Area** 15'8 x 11'0 (4.78m x 3.35m)

**Bedroom Four** 14'0 x 7'4 (4.27m x 2.24m)

**Kitchen/Breakfast Room** 13'9 x 8'8 (4.19m x 2.64m)

## First Floor Landing

### Bedroom One

15'7 x 11'9 to widest point (4.75m x 3.58m to widest point)

**Bedroom Two** 10'5 x 8'9 (3.18m x 2.67m)

**Bedroom Three** 12'0 x 6'2 (3.66m x 1.88m)

## Bathroom

### Front

Off street parking and shrub borders.

### Rear

Laid lawn.

## Reference

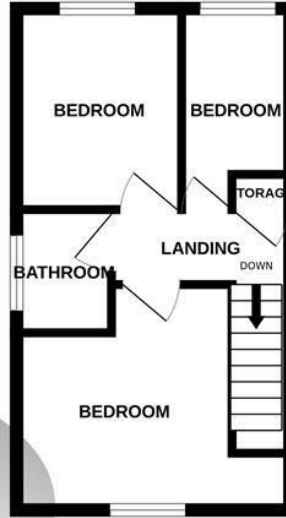
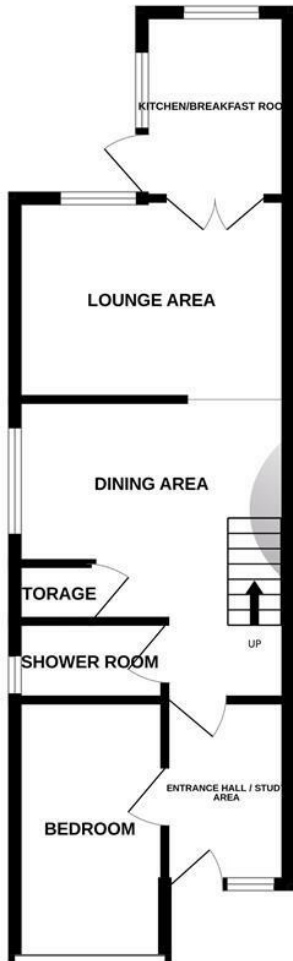
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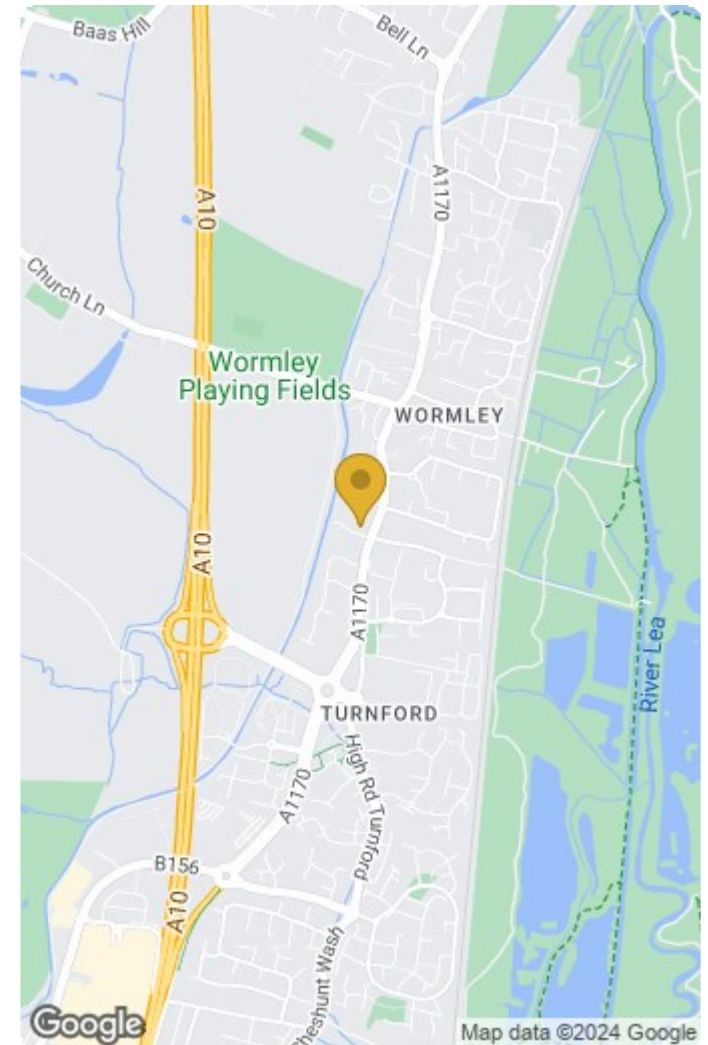


GROUND FLOOR

1ST FLOOR



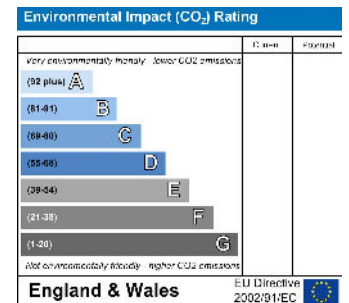
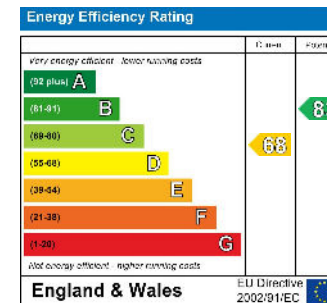
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ESTATE AGENTS



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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