

Lanes

ESTATE AGENTS

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17 Galloway Close, Broxbourne, EN10 6BU

£365,000

Welcome to this charming two bedroom property located on Galloway Close in the desirable area of Turnford. This delightful home for families or those seeking a peaceful retreat.

Upon entering, you will find a well-proportioned reception room that provides a warm and inviting atmosphere, perfect for both relaxation and entertaining. The property boasts two/three bedrooms, offering ample space for family members or guests. The first-floor bathroom is conveniently located, ensuring ease of access for all.

One of the standout features of this home is the lovely conservatory, which allows for an abundance of natural light and provides a wonderful space to enjoy the garden views throughout the seasons. The gas central heating ensures that the property remains cosy and warm during the colder months.

This property is chain-free, making the buying process smoother and more straightforward for potential buyers. With its appealing features and prime location, this home presents a fantastic opportunity for those looking to settle in Broxbourne. Don't miss the chance to make this delightful property your own.



Porch To

Hallway

Kitchen

9'0 x 6'6 (2.74m x 1.98m)

Lounge

15'9 x 13'1 (4.80m x 3.99m)

Conservatory

11'7 x 8'5 (3.53m x 2.57m)

First Floor Landing

Bedroom

9'10 x 8'2 (3.00m x 2.49m)

Bedroom

9'6 x 7'1 narrowing to 6'2 (2.90m x 2.16m narrowing to 1.88m)

Bedroom

5'9 x 9'7 narrowing to 6'8 (1.75m x 2.92m narrowing to 2.03m)

Bathroom

Rear Garden

Reference

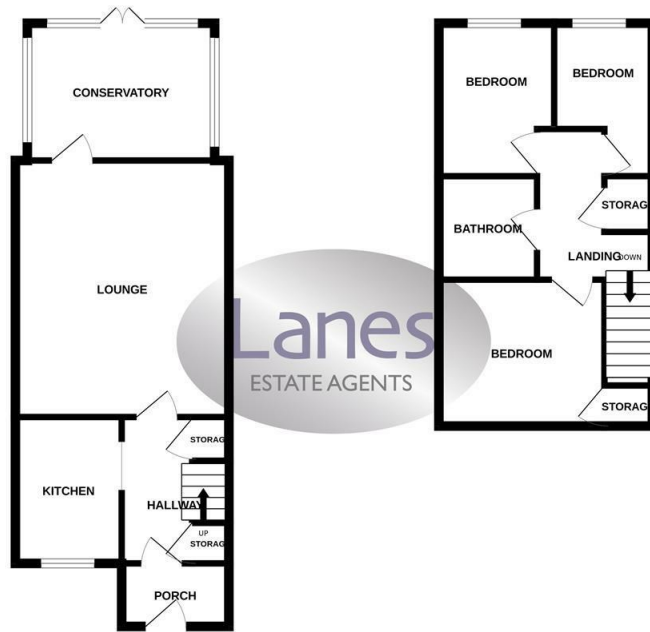
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| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 87 |
| (81-91) B | | | |
| (69-80) C | | 73 | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ 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 ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |

GROUND FLOOR

1ST FLOOR



While every attempt has been made to ensure the accuracy of the thoughts 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 is to be made regarding their availability or efficiency when in use. Made with MetreX CO2025

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.

