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**36 Fairfield Drive, Broxbourne, EN10 6DY**

**£415,000**

Welcome to Fairfield Drive, Broxbourne, this end-terrace house offers a perfect blend of comfort and convenience. The property boasts three generously sized double bedrooms, making it an ideal home for families or those seeking extra space.

The layout includes a welcoming lounge/diner that serves as a perfect gathering space for family and friends. The property features an upstairs bathroom, complemented by a convenient downstairs WC, ensuring practicality for everyday living.

One of the standout features of this home is the garage located at the rear, providing valuable off-street parking and additional storage options. The location is particularly advantageous, being in close proximity to reputable schools, such as 'Broxbourne School' making it an excellent choice for families with children.

With its spacious interiors, this end-terrace house on Fairfield Drive presents a wonderful opportunity for those looking to settle. Whether you are a first-time buyer or seeking a family home, this property is sure to meet your needs and expectations.





## Porch

## Entrance Hall

## Downstairs WC

## Lounge/Diner

21'7" (narrowing to 12'5") x 12'10" (narrowing to 8' (6.58m (narrowing to 3.78m) x 3.91m (narrowing to 2.)  
L SHAPE

## Kitchen

15'1" (narrowing to 9') x 14'4" (narrowing to 6'6" (4.60m (narrowing to 2.74m) x 4.37m (narrowing to )  
L SHAPE

## First Floor Landing

## Bedroom One

12'10" into fitted wardrobes x 12'3" (3.91m into fitted wardrobes x 3.73m)

## Bedroom Two

12'2" x 9'8" (narrowing to 6'6") (3.71m x (narrowing to 2.69m) x 2.79m (narrowing to )  
Fitted Cupboard

## Bedroom Three

12'2" (narrowing to 8'10") x 9'2" (narrowing to 6" (3.71m (narrowing to 2.69m) x 2.79m (narrowing to 1)

## Bathroom

## Rear Garden

## Garage

To Rear

## REFERENCE

CH6566 LANES BROXBOURNE ESTATE AGENTS

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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 <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		



Floor 0



Floor 1

### 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.



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