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9 Vancouver Road, Broxbourne, EN10 6FB

£220,000

Welcome to this charming flat located on Vancouver Road. This delightful property features one spacious double bedroom, making it an ideal choice for individuals or couples seeking a comfortable living space. The flat boasts a well-appointed modern fitted bathroom, ensuring convenience and style.

The heart of the home is the dual aspect lounge/diner, which offers a bright and airy atmosphere, perfect for relaxation or entertaining visitors. The additional windows allow natural light to flood the room, creating a warm and inviting environment.

Situated close to the Brookfield Retail Park, residents will enjoy easy access to a variety of shops, restaurants, and leisure facilities, enhancing the overall appeal of this location. The property is also chain-free, providing a smooth and hassle-free buying experience.

This flat presents an excellent opportunity for those looking to invest in a property in Turnford, Broxbourne. With its modern features and prime location, it is sure to attract interest. Do not miss the chance to make this lovely flat your new home.



Entrance Hall

Lounge/Diner

16'8" x 11'6" narrowing to 7'8" (5.08m x 3.51m narrowing to 2.34m)

Kitchen

9' x 7' (2.74m x 2.13m)

Bedroom

14'7" into wardrobe x 9' (4.45m into wardrobe x 2.74m)

Bathroom

Parking

One Allocated Space

REFERENCE

CH6640 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 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



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.

