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30 Winnipeg Way, Broxbourne, EN10 6FG

£284,200

Welcome to this beautifully presented two-bedroom maisonette, ideally situated on Winnipeg Way in the sought-after area of Broxbourne.

This charming home benefits from its own private entrance, offering a sense of privacy and independence from the moment you arrive. Inside, you are greeted by a bright and spacious lounge—perfect for both relaxing evenings and entertaining guests—alongside a stylish, modern fitted kitchen, thoughtfully designed to provide both functionality and contemporary appeal.

The property features two well-proportioned bedrooms, making it an excellent choice for small families, first-time buyers, or professionals. The bathroom is tastefully designed, with the added convenience of a separate WC.

A key highlight of this maisonette is the inclusion of a private garage, providing secure parking as well as valuable additional storage space.



Entrance Hall

Lounge

14'2" x 11'4" (4.32m x 3.45m)

Kitchen

9'11" x 6'3" (3.02m x 1.91m)

WC

Bedroom One

11'8" x 10'3" (3.56m x 3.12m)

Bathroom

Bedroom Two

14'2" x 5'9" (4.32m x 1.75m)

Garage

REFERENCE

CH6648 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		
	69	75
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.

