

# Lanes

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48 The Canadas, Broxbourne, EN10 6DP

£340,000

Located in The Canadas area of Broxbourne, this two-bedroom terraced house offers comfortable and practical living. It's a great option for couples, small families, or individuals looking for a quiet place to call home.

The property includes a good-sized reception room, providing a cosy space to relax or spend time with friends and family. Upstairs, there is a modern bathroom that's easy to access from both bedrooms.

To the rear, there's a private garden, ideal for outdoor use, whether that's sitting out, gardening, or a bit of extra space for children to play.

Set on a quiet road, the house is still close to Brookfield Retail Park, where you'll find a range of shops and everyday amenities. The property also comes with parking for one car.

Overall, this is a well-located home offering a nice balance of peace and convenience.

CALL NOW!



## Front Garden

## Entry

## Lounge

13'1" x 12'3" (3.99m x 3.73m)

## Kitchen/Diner

12'3" x 9'10" (3.73m x 3.00m)

## First Floor Landing

## Bedroom One

10'2" x 9' (3.10m x 2.74m)

## Bedroom Two

9'3" x 7'2" (2.82m x 2.18m)

## Bathroom

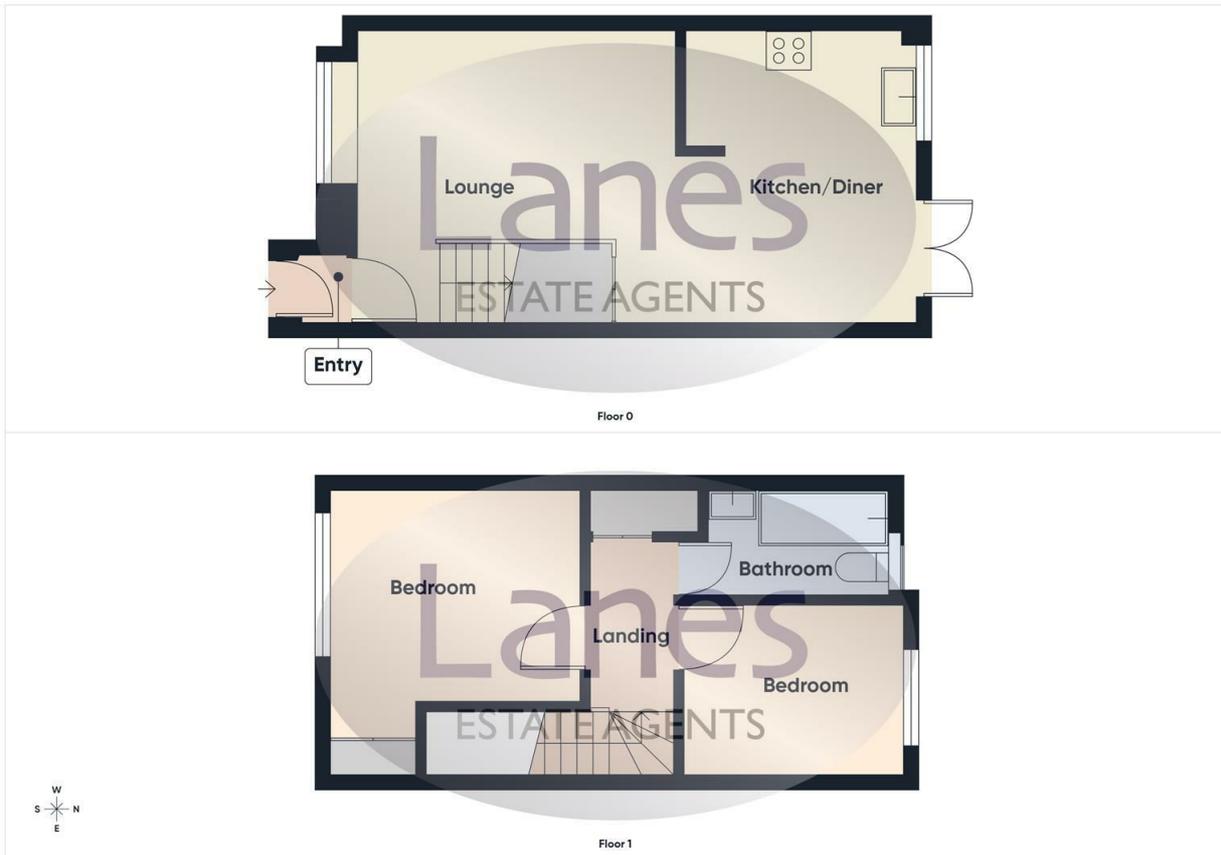
## Rear Garden

## REFERENCE

CH6646 LANES BROXBOURNE ESTATE AGENTS

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		89
(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	



### 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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