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## 73 Columbia Road, Broxbourne, EN10 6FR

**£460,000**

Nestled on Columbia Road, Broxbourne, this terraced townhouse offers spacious and flexible accommodation suitable for a range of buyers.

The property includes three good-sized bedrooms, with the option to use an additional room as a fourth bedroom, study, or extra living space. There is a comfortable reception room, ideal for everyday living and entertaining.

The house also benefits from two bathrooms, along with a downstairs WC for added convenience.

Outside, the property has 2 off-street parking spaces. It is well located for access to Brookfield Retail Park, offering a variety of shops, restaurants, and local amenities nearby.

This three/four-bedroom home provides practical living space in a convenient location, making it a great option for families, first-time buyers, or anyone looking to move into the area.

Call Now!



**Entrance Hall**

**Downstairs WC**

**Lounge**

15'4" x 8'5" (4.67m x 2.57m)

**Kitchen/Diner**

15'4" x 11'7" (4.67m x 3.53m)

**First Floor Landing**

**Reception Room/Bedroom**

Currently used as bedroom 15'4" narrowing to 8'7" x 13'8" narrowing to 10'10"

**Bedroom**

11'6" x 8'9" (3.51m x 2.67m)

**Second Floor Landing**

**Bedroom**

13'8" x 10'2 max points (4.17m x 3.10m max points)

**En-Suite**

**Bedroom**

15'5" x 8'6" max points (4.70m x 2.59m max points)

**Shower Room**

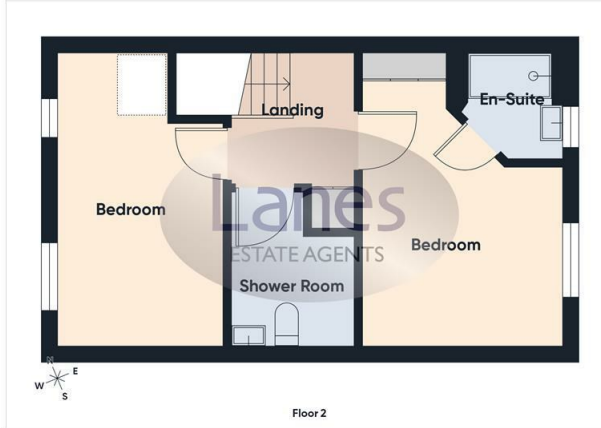
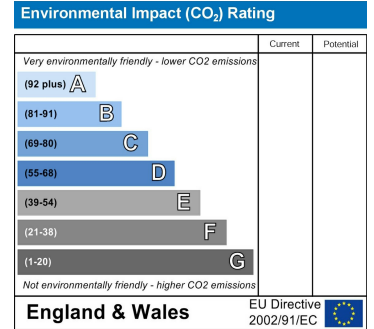
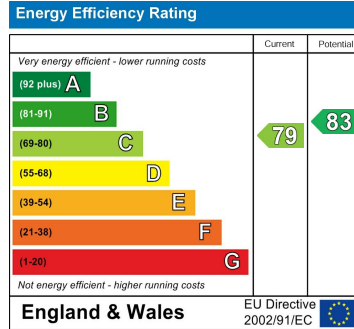
**Rear Garden**

**Off Street Parking**

2 Spaces

**REFERENCE**

CH6666 LANES BROXBOURNE ESTATE AGENTS



**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.

