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73 Columbia Road, Broxbourne, EN10 6FR

£450,000

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

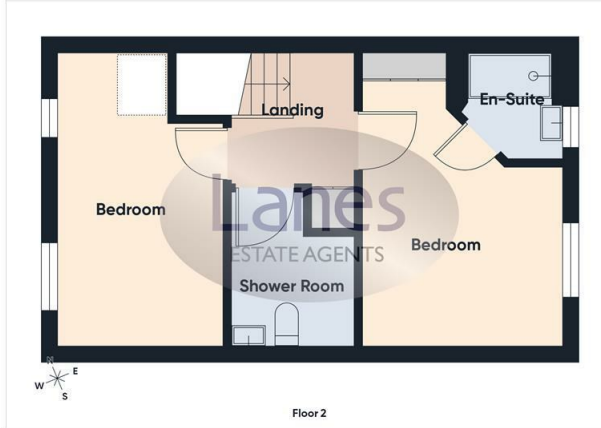
2 Spaces

REFERENCE

CH6666 LANES BROXBOURNE ESTATE AGENTS

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	79	83
	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.

