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## 1 Broomfield Avenue, Broxbourne, EN10 6AX

**£425,000**

Situated on Broomfield Avenue in Broxbourne, this attractive three-bedroom end-of-terrace home offers stylish and comfortable living in a highly convenient location.

The property features a spacious and inviting lounge, perfect for both relaxing evenings and entertaining guests. The contemporary fitted kitchen/diner has been thoughtfully designed with modern finishes and quality appliances, creating a practical yet elegant space for everyday living.

Upstairs, three bedrooms provide flexible accommodation for families, professionals, or those working from home, while the modernised bathroom adds a touch of luxury and convenience.

Externally, the property enjoys a private rear garden — ideal for outdoor dining, children's play, or simply unwinding during the warmer months. Allocated parking adds further practicality to this appealing home.



**Entrance Hall**

**Lounge**

14'8" x 11'5" (4.47m x 3.48m)

**Kitchen/Diner**

14'8" x 8'4" (4.47m x 2.54m)

**First Floor Landing**

**Bedroom One**

14'8" x 11'5" (4.47m x 3.48m)

**Bedroom Two**

9'6" x 6'2" (2.90m x 1.88m)

**Bedroom Three**

9'4" narrowing to 6'8" x 8'3" narrowing to 5'3" (2.84m narrowing to 2.03m x 2.51m narrowing to 1.60)

9'4" narrowing to 6'8" x 8'3" narrowing to 5'3"

**Bathroom**

**Rear Garden**

**Allocated Parking**

**REFERENCE**

CH6669 LANES BROXBOURNE ESTATE AGENTS

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			87
(69-80) C			
(55-68) D			
(39-54) E		63	
(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.

