



22 Galloway Close, Broxbourne, EN10 6BU

£375,000

**Lanes**  
ESTATE AGENTS



## 22 Galloway Close, Broxbourne, EN10 6BU

Situated in a quiet cul-de-sac is this two-bedroom home situated in a convenient location close to Brookfield Retail Park and a range of local amenities.

The property offers a front and rear garden, a lounge, kitchen/diner, two bedrooms, and a bathroom located on the first floor. There is also the benefit of allocated parking.

Well placed for a selection of well-regarded local schools, shops, and transport links, the property also provides easy access to the A10, making it ideal for commuters.

This property would suit first-time buyers, small families, or investors.

Also has the potential to extend (STPP)

Early viewing is recommended.

Call Now!



**Entry**

**Lounge** 14'7" x 13'6" (4.45m x 4.11m)

**Kitchen/Diner** 13'5" x 10'8" (4.09m x 3.25m)

**First Floor Landing**

**Bedroom**  
13'1" narrowing to 9'9" x 12'4" (3.99m narrowing to 2.97m x 3.76m)

**Bedroom** 12'3" x 6'5" (3.73m x 1.96m)

**Bathroom**

**Front Garden**

**Rear Garden**

**Parking**  
1 Allocated Space

**REFERENCE**  
CH6681 LANES BROXBOURNE ESTATE AGENTS













Floor 0

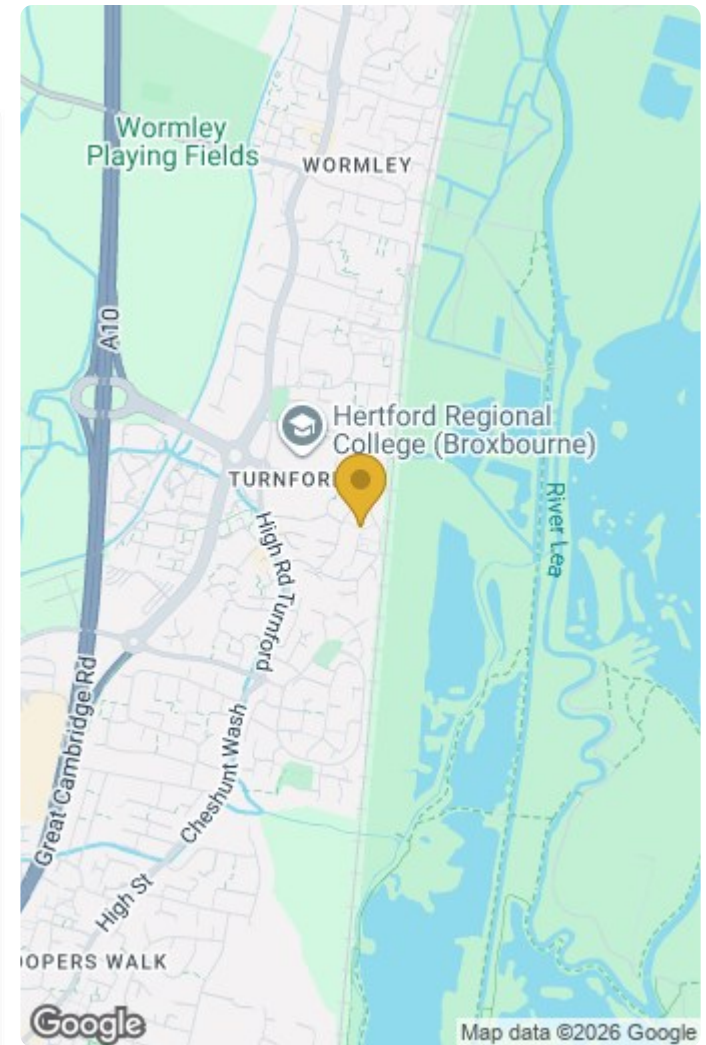


Floor 1



#### IMPORTANT NOTICE TO PROSPECTIVE PURCHASERS

We are not qualified to test any apparatus, equipment, fixtures and fittings or services so cannot 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.



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | 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) <b>A</b>                                              |                         |           |
| (81-91) <b>B</b>                                                |                         |           |
| (69-80) <b>C</b>                                                |                         |           |
| (55-68) <b>D</b>                                                |                         |           |
| (39-54) <b>E</b>                                                |                         |           |
| (21-38) <b>F</b>                                                |                         |           |
| (1-20) <b>G</b>                                                 |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |           |

17 College Road, Cheshunt, Hertfordshire, EN8 9LS

Tel: 01992 620 101 Email: [ch@lanesproperty.co.uk](mailto:ch@lanesproperty.co.uk) [www.lanesproperty.co.uk](http://www.lanesproperty.co.uk)

