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16 Harmonds Wood Close, Broxbourne, EN10 7FE

£640,000

A fantastic FOUR bedroom THREE bathroom TWO reception house available in a beautiful woodland location in Broxbourne. Close to a well regarded PRIMARY SCHOOL and a 5min drive to TRAIN STATION which goes directly to Liverpool Street in under 30mins. COMPLETED CHAIN! Call to book your viewing!



Hallway

Welcoming hallway with access to cloakroom, front room, kitchen diner

Front room

Separate bright room, with front aspect window

Cloakroom

Downstairs w/c and sink basin suite

Kitchen/Diner

A warm spacious kitchen with all appliances with good centre space leading to a dining area and separate space for a well considered utility area

First floor landing

Landing leading to main living room and main bedroom

Living Room

Well laid out living area with rear aspect windows great for family time

Bedroom 1

Fantastic master bedroom complete with own dressing area through to a well proportioned en-suite

Second Floor

Landing leading to 3 bedrooms and bathroom

Bedroom 2

Double bedroom which encompasses en-suite

Bathroom

Three piece suite family bathroom with fully tiled walls

Bedroom 3

Good size bedroom with front aspect window

Bedroom 4

Single bedroom / study room

Garage

Link garage with off road parking in front

Rear Garden

Good size garden which offers room for social and family occasions leading of kitchen/diner area

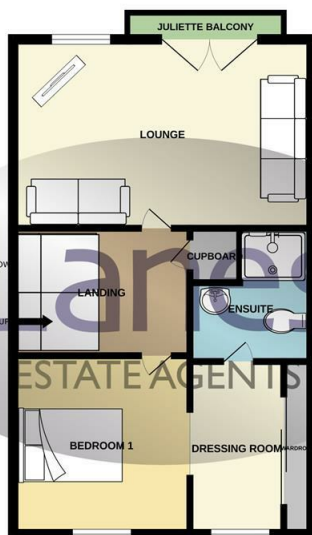
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B	80	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO 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

GROUND FLOOR
473 sq.ft. (44.0 sq.m.) approx.



1ST FLOOR
473 sq.ft. (44.0 sq.m.) approx.



2ND FLOOR
428 sq.ft. (39.7 sq.m.) approx.



TOTAL FLOOR AREA: 1374 sq.ft. (127.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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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