



Columbia Road, EN10 6FR  
Broxbourne





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# Columbia Road, EN10 6FR

Kings Group are delighted to present this SPACIOUS AND VERSATILE THREE/FOUR BEDROOM TOWN HOUSE.

Step inside this well-presented three/four bedroom terraced townhouse, offering flexible living across three floors and ideal for modern family life. To the front, the property benefits from a private driveway providing off-road parking for two vehicles. Upon entering, you are welcomed into a spacious entrance hall, setting the tone for the accommodation beyond. Moving through the hallway, you will find a convenient ground floor WC, perfectly positioned for guests. Further along, the home opens into a generous open-plan kitchen/diner, designed as the heart of the home with ample space for both cooking and entertaining. To the front of the property is a versatile living area, originally the garage and now thoughtfully converted, offering a cosy lounge space or an additional reception room.

The first floor provides excellent flexibility to suit a variety of lifestyles. A large room spans the front of the property, currently arranged as a lounge but equally suited as a substantial double bedroom if the ground floor is used as the main living space. Also on this level is a further well-proportioned double bedroom.

Rising to the second floor, the property continues to impress with two additional double bedrooms. The principal bedroom benefits from its own en-suite, while a modern family shower room serves the remaining accommodation.

Externally, the rear garden is designed for low maintenance and is predominantly laid to decking, creating an ideal space for outdoor dining and relaxation. The property also benefits from a recently installed boiler only 3 years old which still has a 7 year warranty left providing peace of mind. This adaptable home offers generous proportions throughout and the flexibility to tailor the layout to your needs, making it a fantastic choice for families or those seeking versatile living space.

£465,000



- **THREE/FOUR BEDROOM TOWNHOUSE**
- **OPEN PLAN KITCHEN / DINER**
- **DRIVEWAY FOR TWO CARS**
- **MODERN SHOWER ROOM**
- **CLOSE TO BROOKFIELD SHOPPING CENTRE**

- **FREEHOLD**
- **LARGE BEDROOMS**
- **EN-SUITE**
- **IDEAL FAMILY HOME**
- **EASY ACCESS TO A10 AND M25**

### Location

A new owner benefits from being surrounded by everything a home and family need for day-to-day life and future growth. Columbia Road has easy access to local high street shops, popular restaurants, Tesco Supermarket, banks, cafes and many more high street shops and businesses, in addition to local high street shops The Cedars is also a stone's throw away from Brookfield Shopping Centre. Not only does it have local shops nearby, you will also benefit from being within a close distance to Laura Trott Leisure Centre, Cheshunt Community Hospital, Lea Valley Park and Cheshunt Community Sports Park.

### Travel Links

Columbia Road also offers fantastic commute links, with both Cheshunt and Broxbourne Station being under a 30-minute walk away. There are regular services to London Liverpool Street via Tottenham Hale, in under 30 minutes, and Greater Anglia Service trains to destinations like Cambridge, Stansted Airport, and Hertford East. In addition to the public transport links, the A10 and M25 are also accessible in under 10 minutes.

### Local School

Local schools may be an important criteria in your search which in addition to the above that Columbia Road offers, you also have some of the areas most sought after and popular schools such as Longlands Primary School and Nursery, Wormley CofE Primary School, Churchfield Church of England Academy, The Broxbourne School, Broxbourne CofE Primary School and many more all within a short drive or walk away.

Council Tax Band - E

Construction Type - Standard (Brick, Tile)

Flood Risk - Rivers & Seas: Very Low, Surface Water: Very Low

EPC Rating - Awaited Up to Date Rating

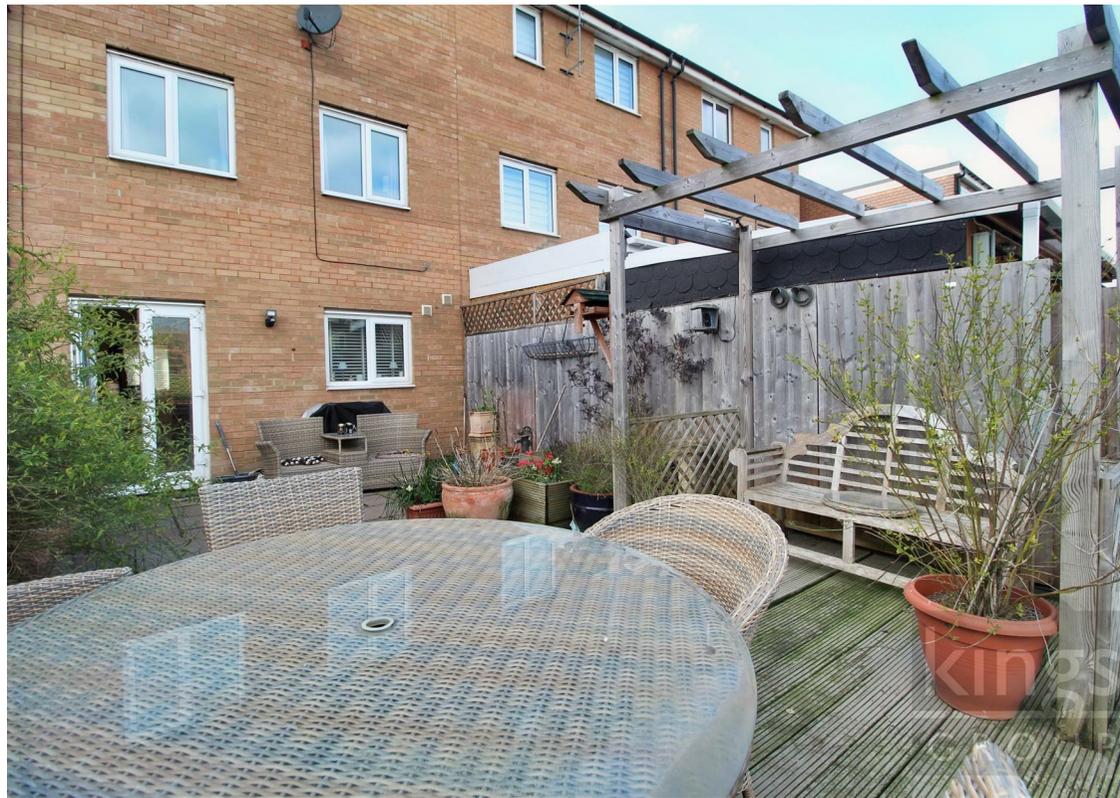




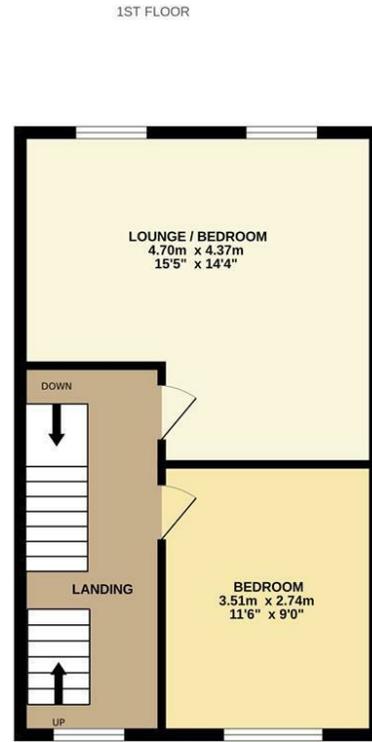
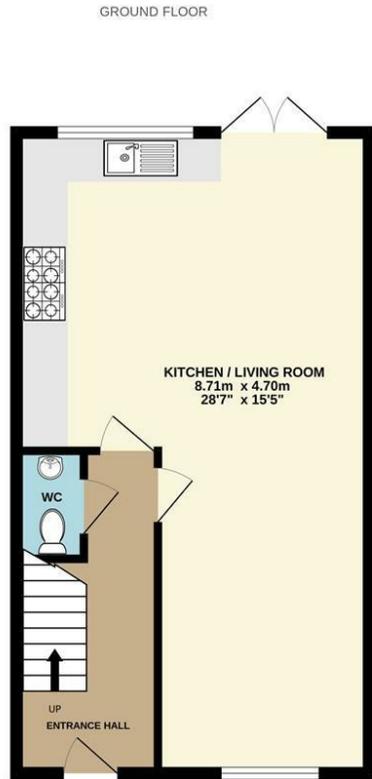
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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus)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



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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THE PROPERTY MISDESCRIPTIONS ACT 1991. The agent has not tested any apparatus, equipment, fixtures or services and so cannot verify that they are in working order, or fit for the purpose. References to the Tenure of a property are based on information supplied by the vendor. The agent has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor or Surveyor. Note: These details are correct at time of going to press.

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