



De Burgh Close, EN10 6GL
Broxbourne





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Kings Group are delighted to present this BEAUTIFUL, THREE BEDROOM END OF TERRACED HOUSE, WITH ALLOCATED PARKING FOR TWO CARS.

Welcome to this spacious and beautifully presented three-bedroom end-of-terrace home, thoughtfully arranged over three floors and ideal for modern family living.

As you arrive, you'll find allocated parking for two vehicles, offering convenience right outside your door. Step through the front entrance into a welcoming hallway, where you'll immediately notice the light and airy feel of the home. To your right is a contemporary downstairs WC, perfect for guests. Adjacent is the well-appointed kitchen, featuring ample worktop space, modern units, and integrated appliances—designed for both function and style. Towards the rear of the property, you enter the generous lounge/diner, an open and versatile space ideal for relaxing or entertaining. Large patio doors open directly onto the private rear garden, perfect for alfresco dining, play, or quiet evenings outdoors.

Heading upstairs to the first floor, you'll find two comfortable double bedrooms. Both offer ample space for furnishings and natural light. The family bathroom sits centrally on this floor, finished to a high standard with a full suite including a bath, WC, and wash basin. One of these bedrooms also enjoys the added benefit of its own en-suite shower room for added privacy.

Moving up again, the top floor is dedicated to a stunning third double bedroom, serving as a peaceful main suite or a flexible guest space. This room features its own en-suite shower room and enjoys elevated views, making it a private retreat within the home.

Outside, the rear garden is fully enclosed—ideal for children, pets, or quiet relaxation—with a lawn and patio area, as well as side access, thanks to the property's end-of-terrace position.

£490,000



- THREE BEDROOM END OF TERRACED HOUSE
- FAMILY BATHROOM AND TWO EN-SUITES
- PARKING FOR TWO CARS
- WALKING DISTANCE TO BROXBOURNE SCHOOLS
- IDEAL FOR FIRST TIME BUYERS
- FREEHOLD
- GOOD CONDITION THROUGHOUT
- IDEAL FAMILY HOME
- THREE DOUBLE SIZED BEDROOMS
- EASY ACCESS TO TRANSPORT LINKS

Location

De Burgh Close is surrounded by everything a home owner needs in a new home. Ranging from local high street shops, popular restaurants, supermarkets, banks, cafes any many more high street shops and business, a new owner would struggle to find a better situated proeprty for day to day life needs.

Travel Links

De Burgh Close also offers fantastic commute links, with Broxbourne Station being just 0.68 miles away there are regular services to London Liverpool Street via Tottenham Hale, in under 45 minutes.

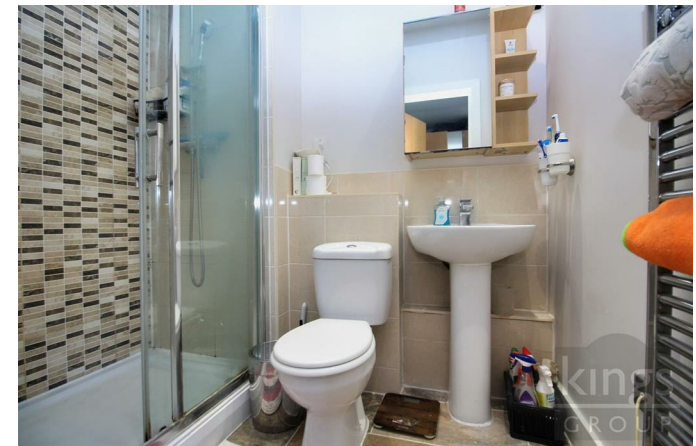
Local Schools

With the property being ideal for first time buyers and families, local schools may be an important criteria in your search which in addition the above that De Burgh Close offers, you also have some of the areas most sought after and popular schools such as Broxbourne School, Wormley CofE Primary School, Broxbourne CofE Primary School, Sheredes Primary School and many more all just a short walk or drive away.

Council Tax Band - E

Construction Type - Standard (Brick, Tile)

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





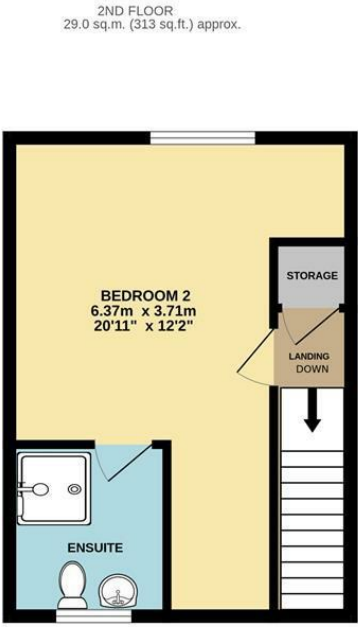
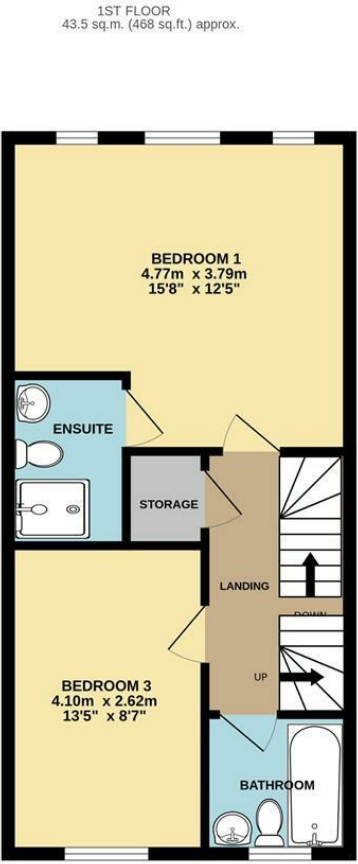
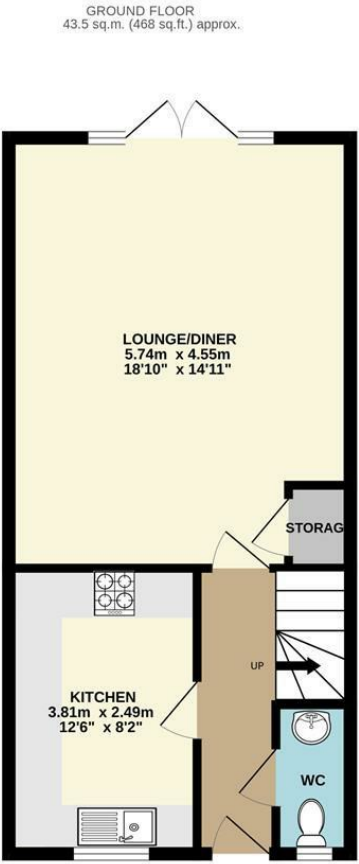
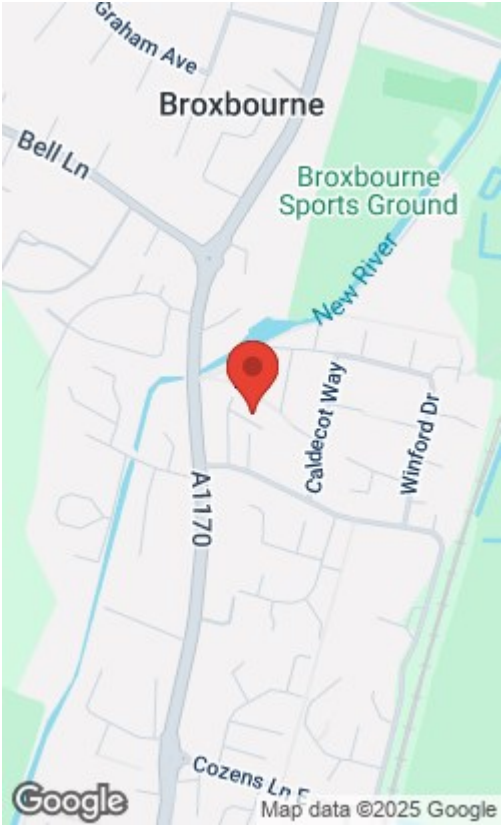
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-40) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC



TOTAL FLOOR AREA : 116.0 sq.m. (1248 sq.ft.) 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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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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