



Garner Drive, EN10 6AS  
Broxbourne





kings  
GROUP

# Garner Drive, EN10 6AS

Kings Group are delighted to present this SPACIOUS, TWO BEDROOM FIRST FLOOR MAISONETTE, WITH ITS OWN PRIVATE GARDEN & GARAGE.

Welcome to this charming first-floor maisonette, accessed via its own private entrance hall with a staircase rising to the main accommodation.

At the top of the stairs, you'll find the second bedroom positioned to the right—an ideal guest room, home office, or nursery—complete with a built-in storage cupboard. To the left sits the spacious master bedroom, offering comfortable proportions and ample natural light. Continuing along the hallway, a left-hand turn leads to the stylish four-piece family bathroom, featuring a bathtub, separate shower, washbasin, and WC.

At the end of the hallway, the home opens into a bright and welcoming open-plan lounge/diner, perfect for modern living and entertaining. To the left is the fitted kitchen, enjoying a pleasant view over the property's private garden, creating a lovely backdrop for cooking and dining. Externally, the maisonette benefits from its own garage and a generous private garden, accessed via a pathway running along the side of the property—ideal for outdoor relaxation, gardening, or family gatherings.

This well-considered layout and excellent outdoor space make the property a wonderful opportunity for first-time buyers, downsizers, or investors alike.

£230,000



- TWO BEDROOM FIRST FLOOR MAISONETTE
- PRIVATE GARDEN
- FANTASTIC INVESTMENT OPPORTUNITY
- GARAGE
- CLOSE TO CHESHUNT STATION

- LEASEHOLD
- SPACIOUS LOUNGE
- NO SERVICE CHARGE ONLY £90 PER ANNUM GROUND RENT CHARGE
- WALKING DISTANCE TO BROOKFIELD SHOPPING CENTRE
- CLOSE TO SOUGHT AFTER SCHOOLS

#### Location

A new owner benefits from being surrounded by everything a home and family need for day-to-day life and future growth. Garner Drive 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

Garner Drive 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 Schools

With the property being ideal for a family, local schools may be an important criteria in your search which in addition to the above that Garner Drive 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 - C

Construction Type - Standard (Brick, Tile)

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

Lease - Approx 71 Years Remaining - Further Lease info available on request including info on lease extension and cost

Service Charge - £0

Ground Rent - £90 per Annum

EPC - Awaiting up to date EPC



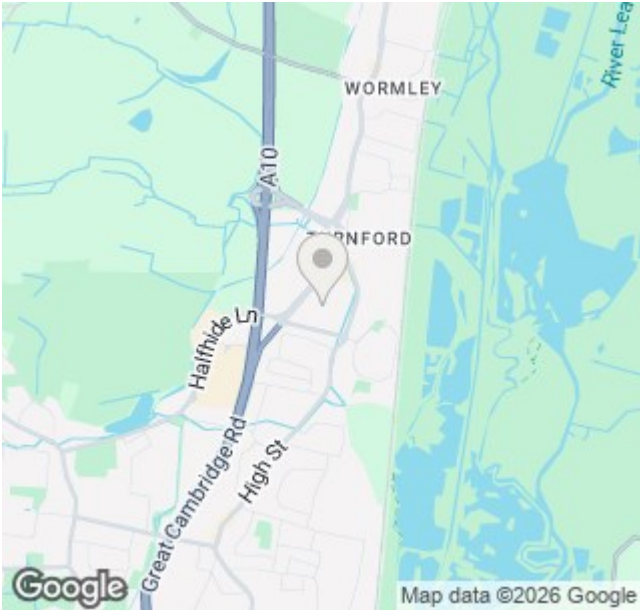


Energy Efficiency Rating

	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		
(1-20) G		
Not energy efficient - higher running costs		

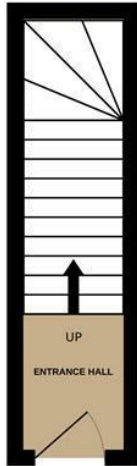
England & Wales

EU Directive 2002/91/EC

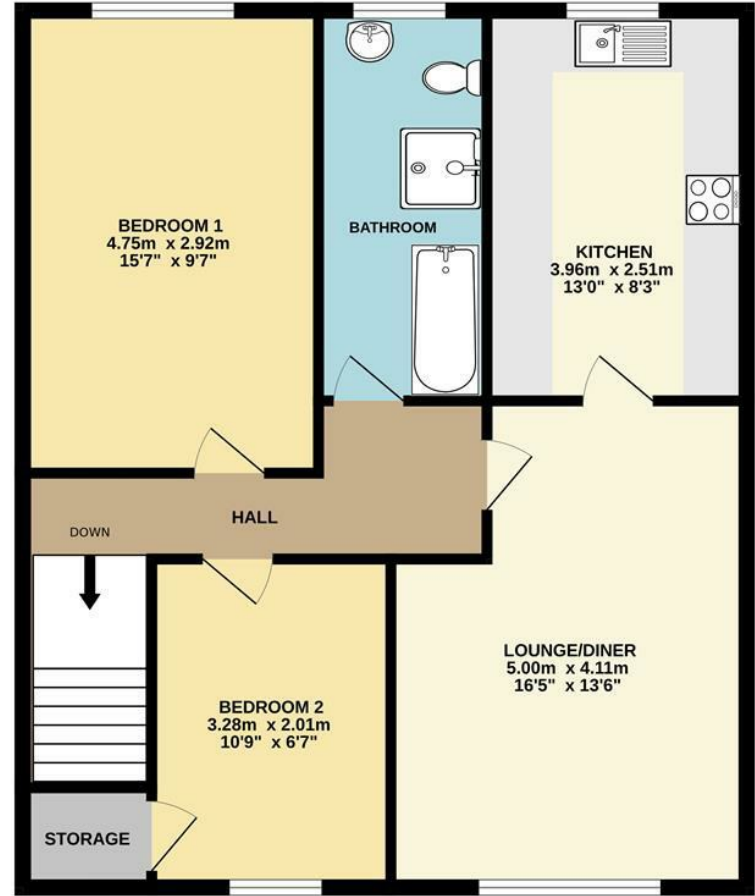


THE PROPERTY MISDESCRIPTIONS ACT 1991. The agent has not tested any apparatus, equipment, fixtures or services and so cannot verify the accuracy of the information provided. The agent has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor or Surveyor. Note: These details are correct at time of going to press.

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of rooms, buildings, grounds and any other details are not intended to be a guarantee of accuracy for any purpose other than to provide a general indication of the approximate size and location of the property. The services, systems and appliances shown have been used for information only and should be used as such by any prospective purchaser. The services, systems and appliances shown have been used for information only and should be used as such by any prospective purchaser.

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