



Robertson Close, EN10 6AY  
Broxbourne







kings  
GROUP



# Robertson Close, EN10 6AY

Kings Group are delighted to present this TWO BEDROOM TERRACED HOUSE, WITH ALLOCATED PARKING, an ideal property for a first home.

Welcome to this charming two-bedroom terraced home, beautifully presented throughout and ideal for first-time buyers, downsizers, or investors. Leading down the front garden is the welcoming porch entrance, offering a practical space for coats, shoes, and everyday essentials.

Stepping inside, you're greeted by a bright and airy open-plan lounge/diner, designed with modern living in mind. This generous space flows effortlessly from relaxation to dining, with ample room for furnishings and a comfortable layout for entertaining. Double doors at the rear flood the room with natural light and open directly onto the landscaped rear garden, creating a seamless indoor-outdoor feel. Just off the dining area sits the well-appointed kitchen, positioned at the rear of the property. It offers good worktop space, practical storage, and an efficient layout perfect for home cooking.

The first floor hosts two well-proportioned bedrooms, including a large master bedroom complete with a built-in storage cupboard. The second bedroom is also spacious and versatile, ideal as a guest room, nursery, or home office. Completing the upper level is a modern family shower room, finished to a contemporary standard.

Additional benefits include allocated parking, ensuring convenience for residents and visitors alike. This delightful home offers style, comfort, and practicality in equal measure—an opportunity not to be missed.

£360,000



- **TWO BEDROOM TERRACED HOUSE**
- **ALLOCATED PAKRING**
- **MODERN KITCHEN**
- **POPUALR EN10 POSTCODE**
- **CLOSE TO POPULAR SCHOOLS**

- **FREEHOLD**
- **SPACIOUS LOUNGE**
- **IDEAL FOR FIRST TIME BUYERS**
- **CLOSE TO BROOKFIELD SHOPPING CENTRE**
- **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. Robertson Close 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 Robertson Close 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

Robertson Close 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 Robertson Close 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

Council Tax Band - C

EPC - Awaiting up to date EPC



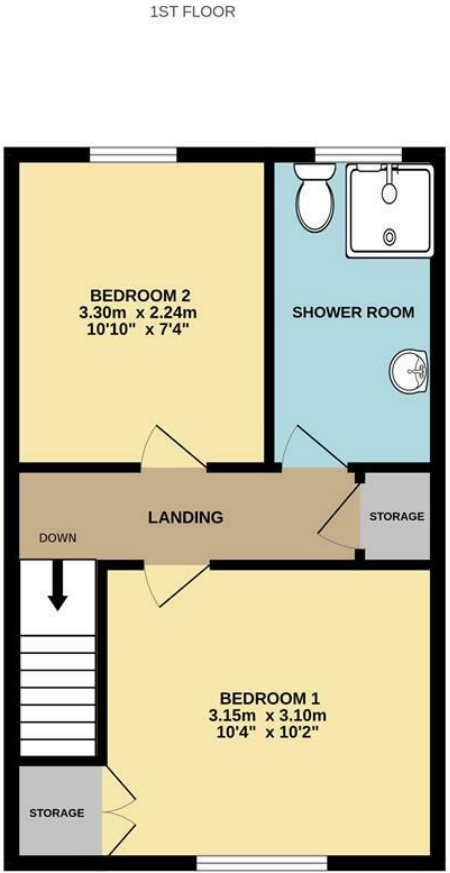
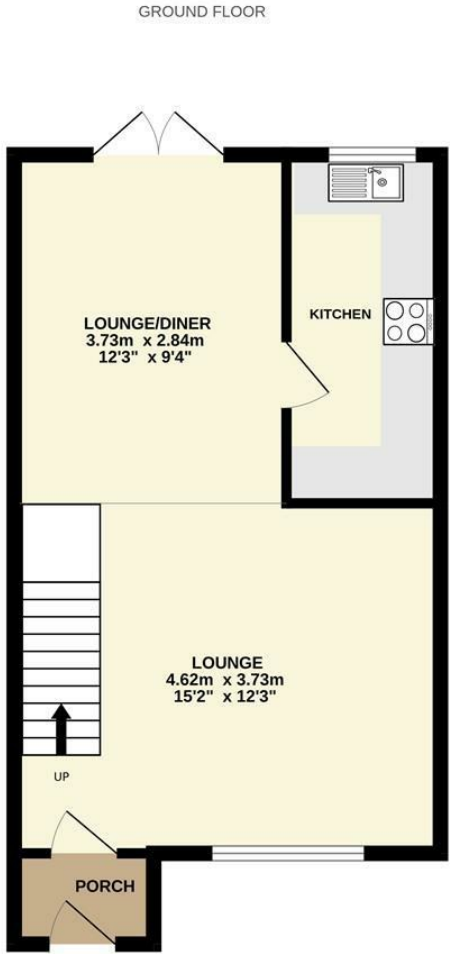
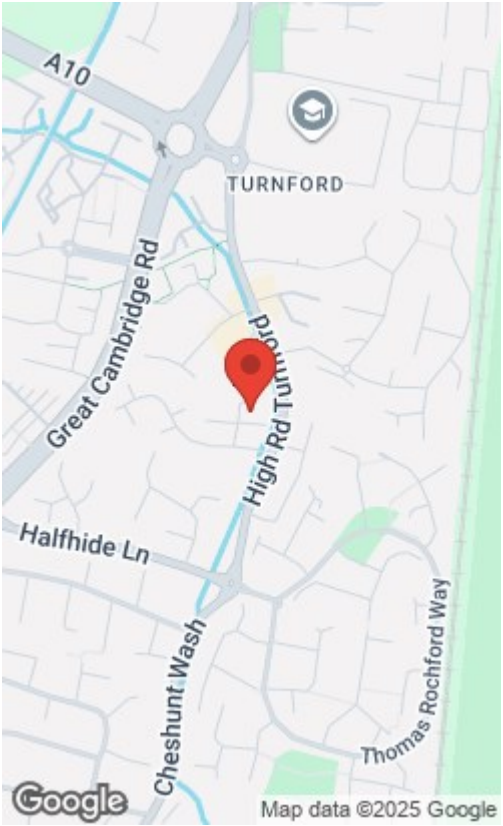








Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <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>		
(29-38) <b>F</b>			(29-38) <b>F</b>		
(1-28) <b>G</b>			(1-28) <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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