



£450,000

Garner Drive, Broxbourne

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Garner Drive, Broxbourne, EN10 6AS

Keith Ian is delighted to offer this immaculately presented 3 bedroom, terraced house. This property benefits from full double glazing, gas central heating, a drive way and a downstairs WC. Due to its location, this property is located a short drive away from the Brookfield Farm Shopping Centre and the A10 and M25 with great links into London. The closest train station is Cheshunt Railway Station which is 2 miles away from the property.







Lounge

16'7 x 12'6

Kitchen/Diner

16'7 x 11'9

Bedroom 1

12'6 x 10'4

Bedroom 2

11'9 x 10'4

Bedroom 3

9'4 x 7'4

Bathroom

7'3 x 6'3

Downstairs WC

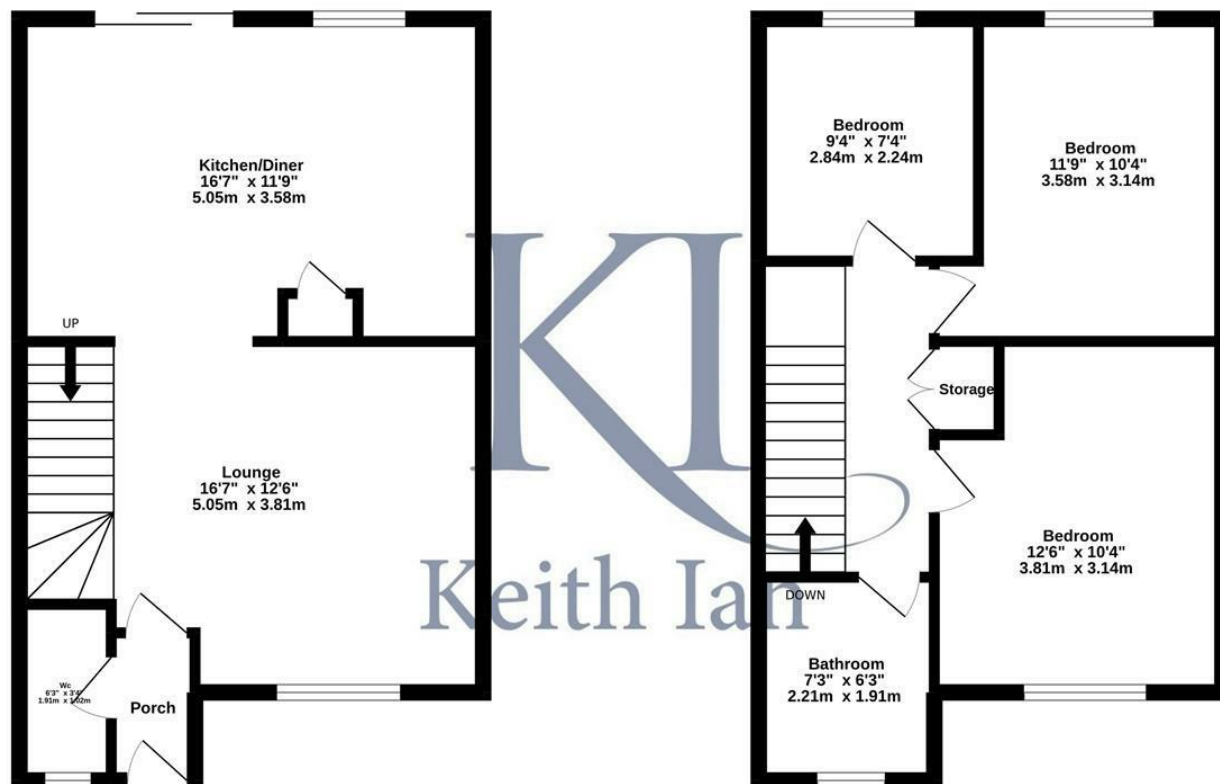
6'3 x 3'4

What3Words

///hopes.grand.boring

Ground Floor
417 sq.ft. (38.7 sq.m.) approx.

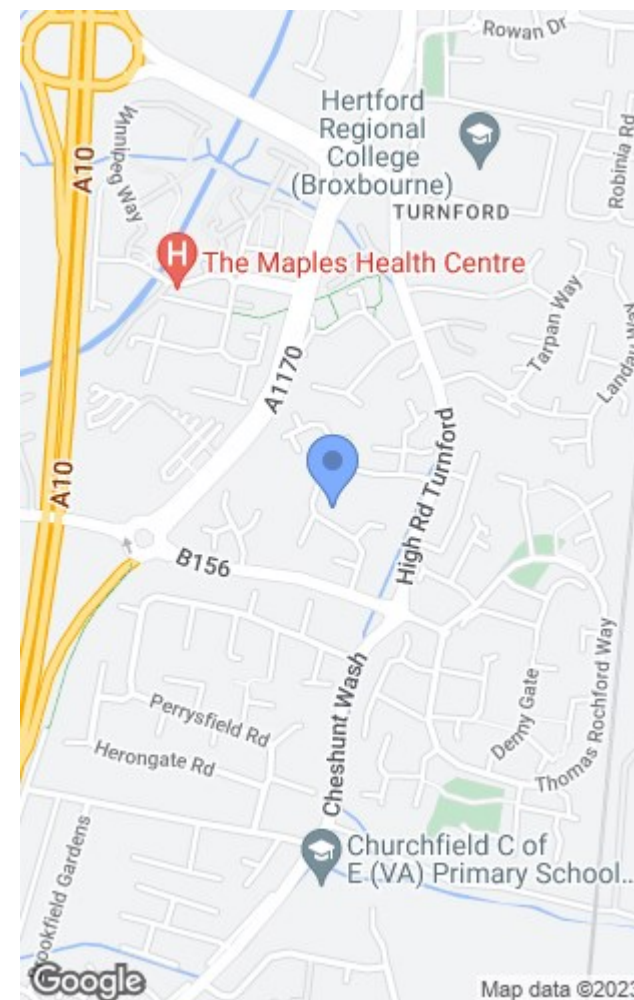
1st Floor
417 sq.ft. (38.7 sq.m.) approx.



TOTAL FLOOR AREA : 834 sq.ft. (77.5 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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These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Whilst every effort is made to ensure the accuracy of these details, it should be noted that the above measurements are approximate only. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.



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		
		83
	59	
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

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