



12 The Butts, Broxbourne, Hertfordshire, EN10 6DG

£569,950

We are delighted to offer for sale this well presented four bedroom family home located in the sought after location. The property features a spacious living room with separate dining area. Fitted kitchen, down stairs cloakroom, four good size bedrooms and a fully fitted bathroom suite. The house offers a well maintained garden to the rear mainly laid to lawn with a patio area. Off street parking on driveway plus garage. Located just a short distance from Broxbourne and Cheshunt BR Station, easy access to A10, Brookfield Centre, Broxbourne School and all local amenities

CHAIN FREE.... VIEWING HIGHLY RECOMMENDED

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sales@sab.co.uk - www.sab.co.uk

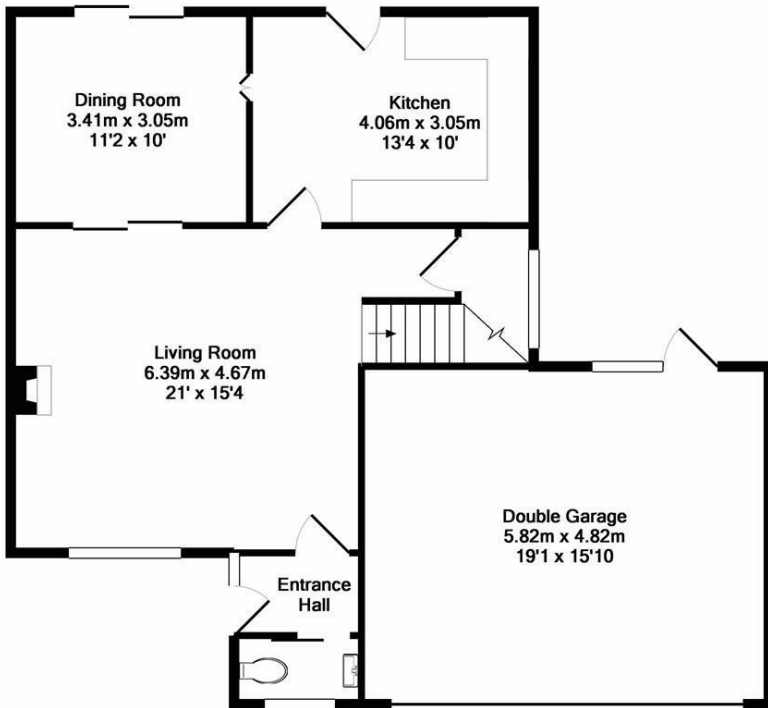
Cambridge

London

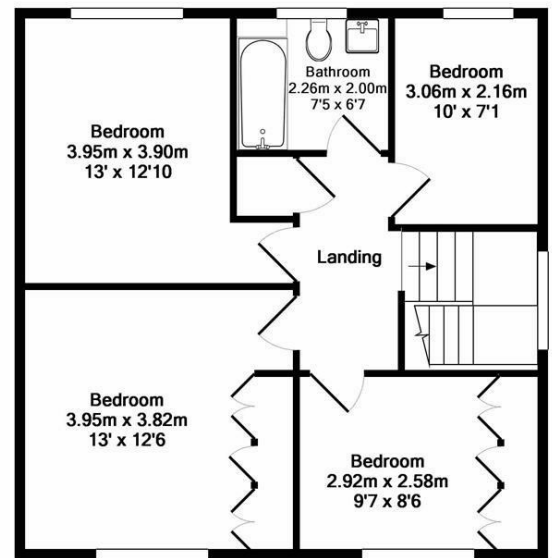
Hertford

Royston

Longstanton



Ground floor
Approx. Floor
Area 83.1 Sq.M.
(895 Sq.Ft.)



1st floor
Approx. Floor
Area 57.7 Sq.M.
(621 Sq.Ft.)

Total Approx. Floor Area 140.8 Sq.M. (1515 Sq.Ft.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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