



St.Catherines Road, Broxbourne, EN10

Offers in excess of £460,000 Freehold

Castles



St.CatherinesRoad, Broxbourne, EN10 7LG

An extended three bedroom end of terraced family house located in a highly desirable residential turning off The High Road within 0.4m of Broxbourne station (serving London Liverpool Street/Tottenham Hale/Stratford) and within 1 mile of the highly regarded Broxbourne and St Cross primary schools and The Broxbourne and Robert Barclay secondary schools. The property offers spacious family accommodation and is offered for sale on a chain free basis. Viewing is highly recommended. Features include: front off street parking for 2 cars, double glazing, gas central heating, spacious 30' through lounge, 20' extended kitchen and seperate dining area, ground floor WC, 1st floor family shower room, end of terrace,70' rear garden with side access and garage to rear via service road. Chain free sale

EPC Rating: C
Council Tax Band: E

Please note : the garage door has been replaced with a pedestrian access door only.

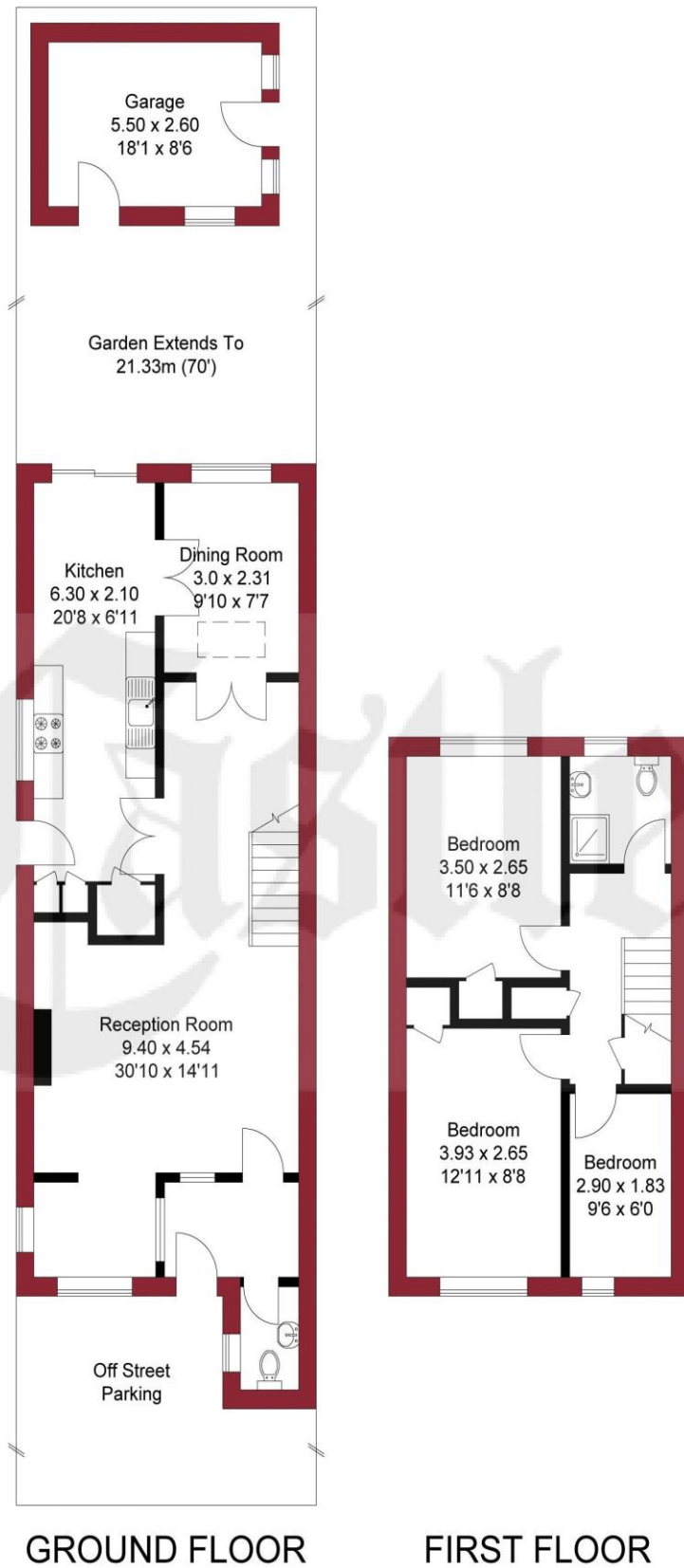
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APPROXIMATE GROSS INTERNAL AREA
 96.12 sqm / 1034.62 sqft (Excluding Garage)
 110.42 sqm / 1188.55 sqft (Including Garage)



THIS PLAN IS FOR ILLUSTRATION ONLY AND MAY NOT BE REPRESENTATIVE OF THE PROPERTY

Broxbourne is a historic village that is included in the Domesday Book.

The small commuter town offers a wealth of factors that afford its residents a fantastic quality of life.

Broxbourne is alive with family-friendly activities and plenty of dog walkers.

The town is flanked by the A10 and both the River Lea and New Rivers, respectively.

There is plenty of green space on offer in Broxbourne with over 293 hectares of woodland and even more arable land.

There are a number of state-run primary schools throughout Broxbourne.

Broxbourne is widely touted as one of the best commuter towns in the country based on: average fare cost, commuting time, quality of life, and average house price.

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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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