



**2 Bed
Terraced House
Robertson Close
Broxbourne**

£367,500
Freehold
Council Tax Band C
Broxbourne Borough
Council



Duncan Perry
SALES ■ LETTINGS ■ COMMERCIAL

Robertson Close
Broxbourne
EN10 6AY

Entrance door with opaque double glazed leaded light and part stained panel opens into:

ENTRANCE PORCH

Wood effect flooring, part opaque glazed door opens into:

LOUNGE/DINING ROOM

23' x 9'4 narrowing to 7'

A dual aspect room with double glazed bay window to front and double glazed double width patio doors to rear, laminate wood effect flooring, TV aerial point, LED ceiling spotlights, under stairs storage cupboard with light and shelf, two double radiators.

KITCHEN

9'3 x 5'1

Range of hi-gloss wall and base units featuring cupboards and drawers, granite effect working surfaces with single drainer sink and mixer tap, Hotpoint gas hob with extractor hood above and electric fan oven below, space for fridge/freezer, washing machine and 400mm dishwasher, tiled floor and splashbacks, concealed Vaillant gas central heating boiler, double glazed window to rear.

FIRST FLOOR LANDING

Approached via a turn flight staircase with feature balustrade, access to loft, built-in cupboard with hanging rail and shelving.

BEDROOM ONE

12'7 x 10'2 (into wardrobe)

Sliding door fitted wardrobes with hanging rails and shelving, laminate wood effect flooring, single radiator, double glazed window to front, LED ceiling spotlights, TV aerial point.

BEDROOM TWO

9'4 x 7'3

Single radiator, double glazed window to rear, fitted wardrobes, laminate wood effect flooring.

SHOWER ROOM

9'3 x 4'9

Suite comprising large shower base with glass cubicle, overhead and hand held shower, top flush w.c., pedestal wash hand basin, heated towel rail, tiled walls, frosted double glazed window to rear.

EXTERIOR

REAR GARDEN

26'8 x 13'10

North westerly rear garden having full width decking immediately adjoining the property, central path leads to two sections of astro turfed lawn, close boarded fencing to side perimeters, external lighting and water point, timber garden shed, pedestrian rear access gate.

FRONT

Concrete and block paved hardstanding area for parking. There is an additional allocated parking space to the rear of the property together with communal parking within the cul-de-sac.

Property Information

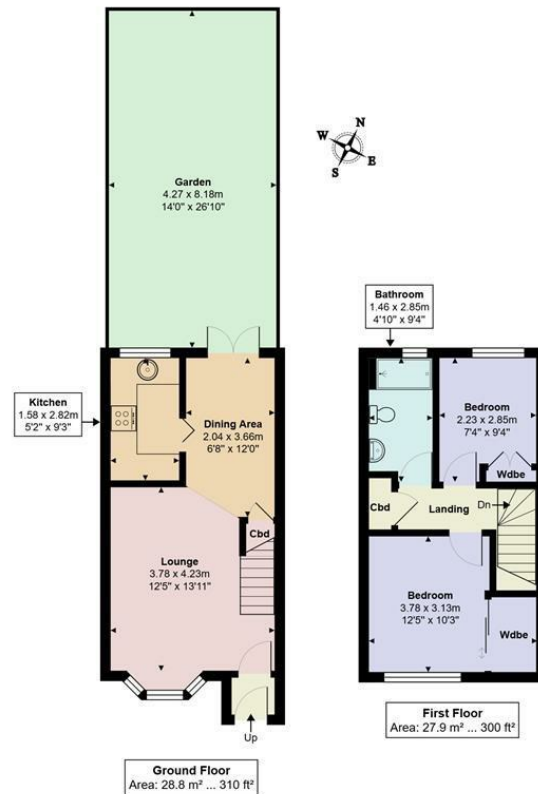
We believe this information to be accurate, but it cannot be guaranteed. If there is any point which is of particular importance we will attempt to assist or you should obtain professional confirmation. All measurements quoted are approximate. The fixtures, fittings, appliances and mains services have not been tested. These Particulars do not constitute a contract or part of a contract.

Tenure - Freehold

Council Tax Band C - Broxbourne Borough Council



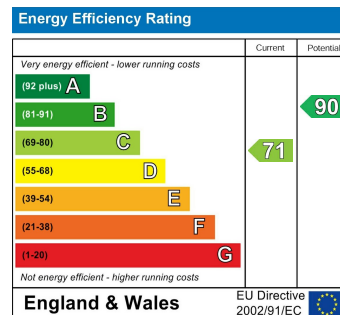




Robertson Close, Turnford, EN10 6AY

Total Area: 56.7 m² ... 610 ft² (excluding garden)

All measurements are approximate and for display purposes only



DIRECTIONS

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