



## Key features

- Three-bedroom semi-detached home
- Walking distance of Broxbourne Station
- Spacious lounge & attractive kitchen/diner
- Well-maintained rear garden with side access
- Garage with potential for conversion (STPP)
- Broxbourne Secondary School catchment area
- Ground floor shower room/W.C.
- Cul-de-sac location with off-street parking

## Property Information

Tenure  
Freehold

Council Tax  
D

EPC Rating  
C

Local Authority

Lease Length



[hoddesdon@paulwallace.co.uk](mailto:hoddesdon@paulwallace.co.uk)

01992 466471

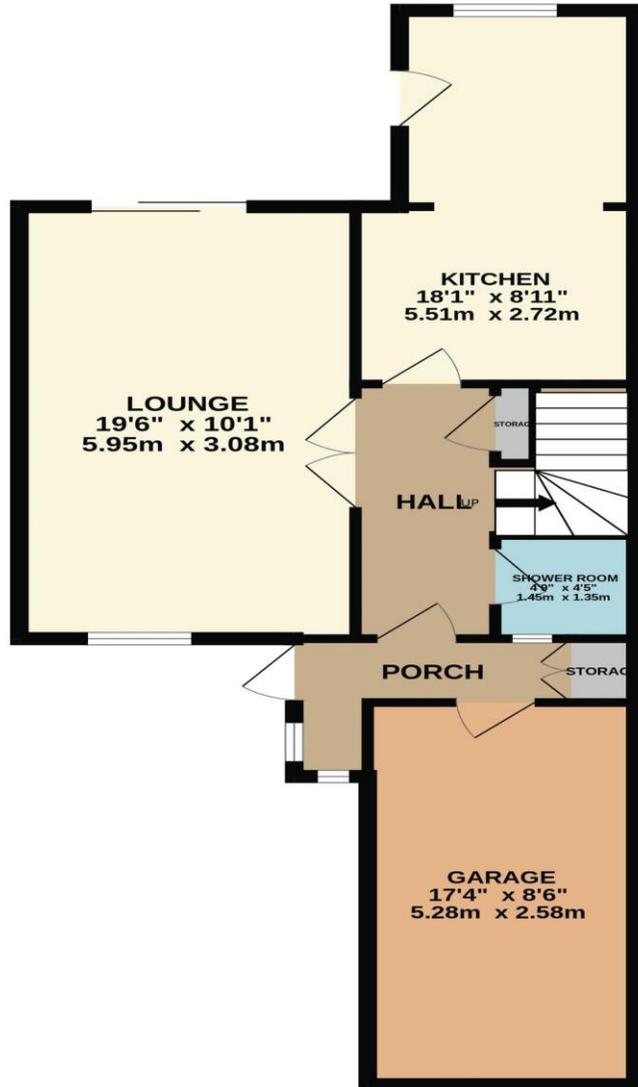




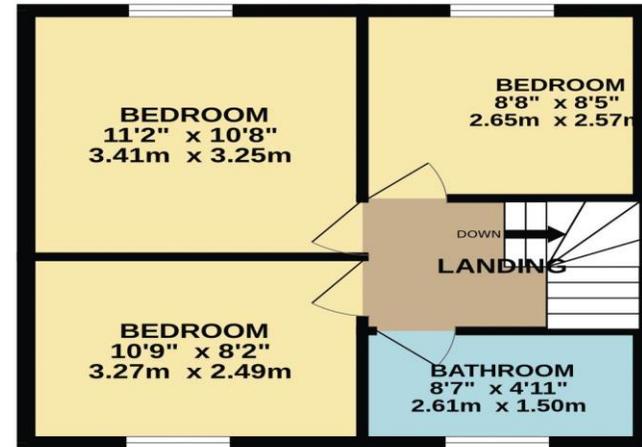
 paulwallace



GROUND FLOOR  
637 sq.ft. (59.2 sq.m.) approx.



1ST FLOOR  
384 sq.ft. (35.7 sq.m.) approx.



TOTAL FLOOR AREA : 1021 sq.ft. (94.9 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.  
Made with Metropix ©2025



paulwallace



paulwallace



paulwallace



paulwallace





### Paul Wallace Estate Agents

70 High Street  
Hoddesdon  
Hertfordshire  
EN11 8ET

 01992 466471

 [hoddesdon@paulwallace.co.uk](mailto:hoddesdon@paulwallace.co.uk)

 [www.paulwallace.co.uk](http://www.paulwallace.co.uk)



### Opening Times

Mon	9am to 6.30pm
Tues	9am to 6.30pm
Wed	9am to 6.30pm
Thurs	9am to 6.30pm
Fri	9am to 6.30pm
Sat	9am to 5.00pm
Sun	Closed



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon. Potential buyers are advised to recheck the measurements.