



22

Mill Lane Close, Broxbourne, EN10 7BG |  
£499,995 | Freehold

 paulwallace

## Mill Lane Close, Broxbourne, EN10 7BG

Offered chain-free, this immaculate three-bedroom property is located within walking distance of Broxbourne Station and local schools. Offering potential for extension (subject to planning permission), it features an impressive entrance hall, an appealing kitchen, a generously sized lounge/diner, double glazed windows, gas central heating, off-street parking, a garage with potential for conversion into additional living space, and a 40-foot west-facing garden.

### Key features

- Chain-free three-bedroom property
- Immaculate presentation throughout
- Garage with conversion potential for extra living space
- Attractive kitchen
- Walking distance to Broxbourne Station and local schools
- Potential to extend (subject to planning permission)
- Impressive entrance hall
- Spacious lounge / diner

### Property Information

Tenure  
Freehold

Council Tax  
D

EPC Rating  
C

Local Authority  
Broxbourne Borough Council



 paulwallace  
estate agents

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

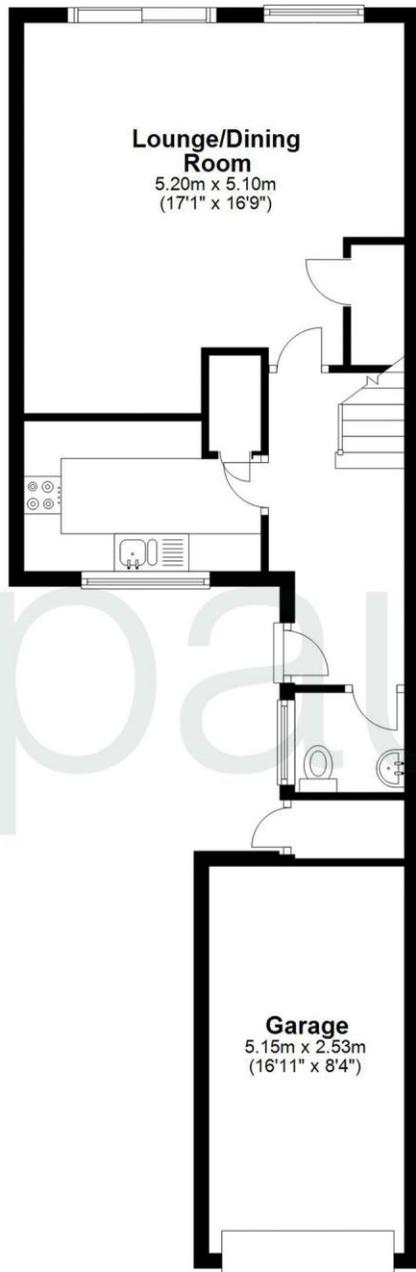
01992 466471





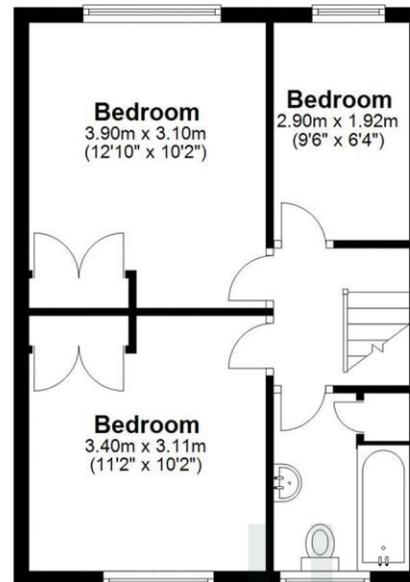
### Ground Floor

Approx. 56.1 sq. metres (603.4 sq. feet)



### First Floor

Approx. 37.5 sq. metres (403.5 sq. feet)



Total area: approx. 93.5 sq. metres (1006.9 sq. feet)

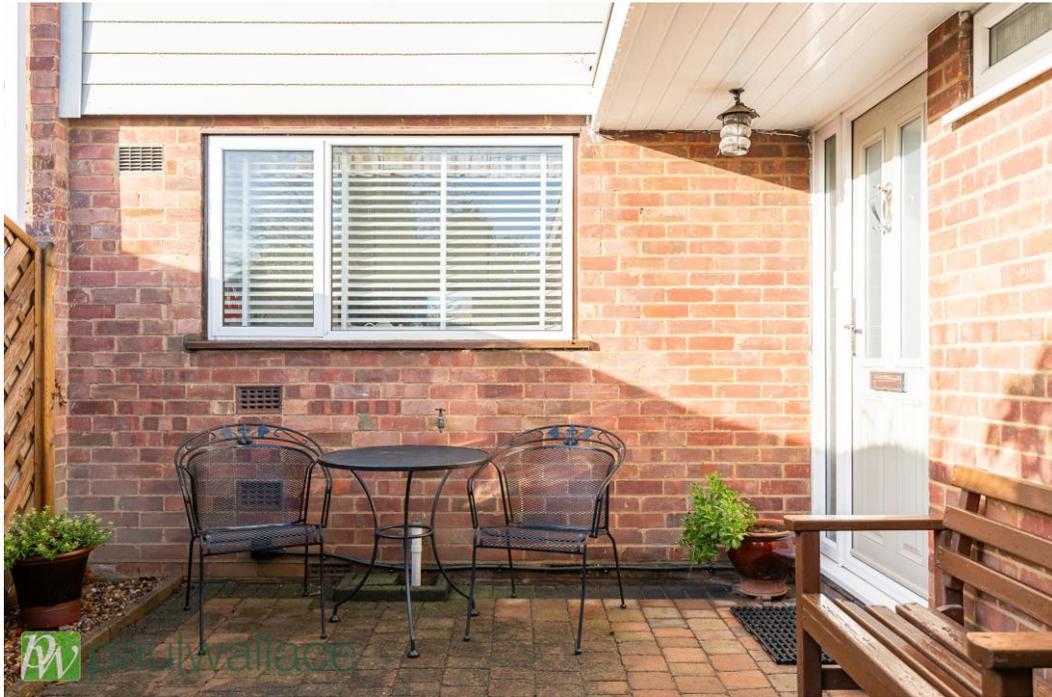
FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.

Property marketing provided by [www.matthewkyle.co.uk](http://www.matthewkyle.co.uk)







Registered Address: Unit 3 The Brookfield Centre, Cheshunt, Herts, EN8 0NN Company Registration Number: OC414280 | VAT Number: 276958046©2022 Paul Wallace Group LLP trading as Paul Wallace Estate Agents



### 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.