



- FIRST FLOOR MAISONETTE
- TWO BEDROOMS
- GARAGE
- EN-SUITE BATHROOM PLUS GUEST WC

Yukon Road, Broxbourne, EN10 6FN

Being offered with a complete chain above we offer this two bedroom first floor maisonette with own GARAGE. Ideally located within easy access of the Brookfield Farm shopping centre and A10 intersection. Modern kitchen and en-suite bathroom, additional guest WC. Lounge/dining area. Internal viewing recommended.

Offers In Excess Of £250,000



Property Description

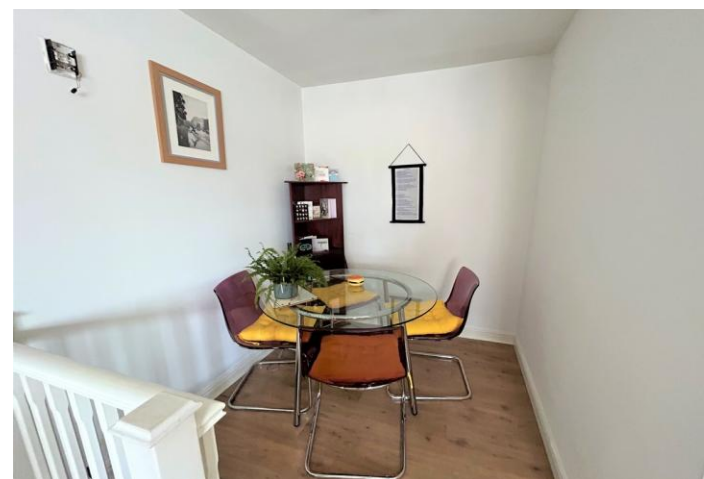
Yukon Road is situated within a modern development being within a short drive of Cheshunt BR station for direct access into central London and additionally the A10 intersection for vehicle access into London and surrounding counties. For local conveniences the Brookfield shopping centre is within walking distance and boasts many high street names including Marks and Spencer, Tesco, Next and Nandos restaurant.

The property is a first floor maisonette and is accessed via a personal staircase with ground floor entry level. The lounge opens onto a dining area and offers access to the inner hall and bedroom two which is currently presented as a study.

The inner hall has a built in storage cupboard, guest WC and provides access to kitchen which has a range of fitted wall and base units with contrasting work surfaces and built in oven and hob.

The main bedroom has two built in cupboards and provides access to the en-suite bathroom which is part tiled with a white three piece suite.

Externally the property benefits from a personal GARAGE and further parking is granted by permit for local residents.



LOUNGE

13' 5" x 10' 11" (4.09m x 3.33m)

DINING AREA

6' 2" x 5' 10" (1.88m x 1.78m)

INNER HALL

6' 8" x 3' 3" (2.03m x 0.99m)

KITCHEN

9' 4" x 6' 6" (2.84m x 1.98m)



BEDROOM

9' 8" x 10' 11" (2.95m x 3.33m)

BATHROOM

5' 6" x 6' 7" (1.68m x 2.01m)

GUEST WC

6' 7" x 4' 5 Max" (2.01m x 1.35m)

GARAGE

CHARGES

Council Tax Broxbourne Borough Council Band C

Lease 101 Years unexpired

Service Charge £559 Per Annum

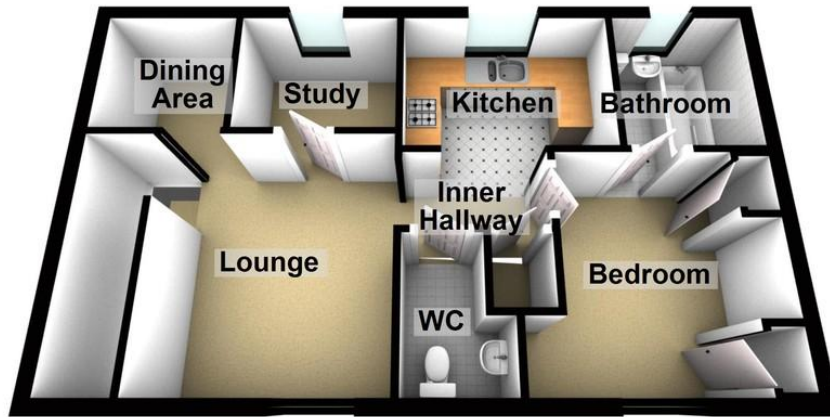
Ground Rent £100 Per Annum



Ground Floor



First Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

25 Market Square, Waltham Abbey,
Essex, EN9 1DU

www.rainbowestateagents.co.uk

01992 711222

rebecca@rainbowestateagents.co.uk

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