



**Mckenzie Road, Broxbourne EN10 7JH**

**welcome to**

## **Mckenzie Road, Broxbourne**

Lovely traditional 3 bedroom semi detached family home in highly sought after location close to station, shops and schools

### **Accommodation Comprises Of:**

#### **Entrance Hall**

Double glazed window to side aspect, laminate floor.

#### **Cloakroom**

Double glazed window to side aspect, tiled floor, wc, wash hand basin.

#### **Lounge**

15' 2" x 12' ( 4.62m x 3.66m )

Double glazed window to front aspect, laminate floor, radiator.

#### **Dining Room**

12' 3" x 12' 2" ( 3.73m x 3.71m )

Laminate floor, fireplace.

#### **Kitchen**

12' 9" x 8' 1" ( 3.89m x 2.46m )

Double glazed door to rear aspect, two double glazed windows to rear aspect, three double glazed windows to side aspect, a range of wall and base units with complimenting quartz worktops, integrated oven, integrated washing machine, integrated microwave, integrated fridge.

#### **Conservatory**

12' 8" x 10' 1" ( 3.86m x 3.07m )

Laminate floor, radiator.

#### **Landing**

Access to the loft.

#### **Bedroom 1**

12' 1" x 11' 6" ( 3.68m x 3.51m )

Double glazed window to rear aspect, radiator, laminate floor.

#### **Bedroom 2**

15' 11" x 11' 5" ( 4.85m x 3.48m )

Double glazed window to front aspect, radiator, laminate floor.

#### **Bedroom 3**

8' 3" x 7' 6" ( 2.51m x 2.29m )

Double glazed window to front aspect, laminate floor, radiator.

#### **Wc**

Double glazed window to side aspect, tiled floor, wc.

#### **Bathroom**

Double glazed window to rear aspect, tiled floor, tiled walls, shower cubicle, wash hand basin, paneled bath, chrome heated radiator.

#### **Exterior**

##### **Front Garden**

To the front of the property is a neatly tended lawn enclosed by picket fence.

##### **Rear Garden**

To the rear of the property is a patio area and a good size lawn area.

##### **Garage To Rear**





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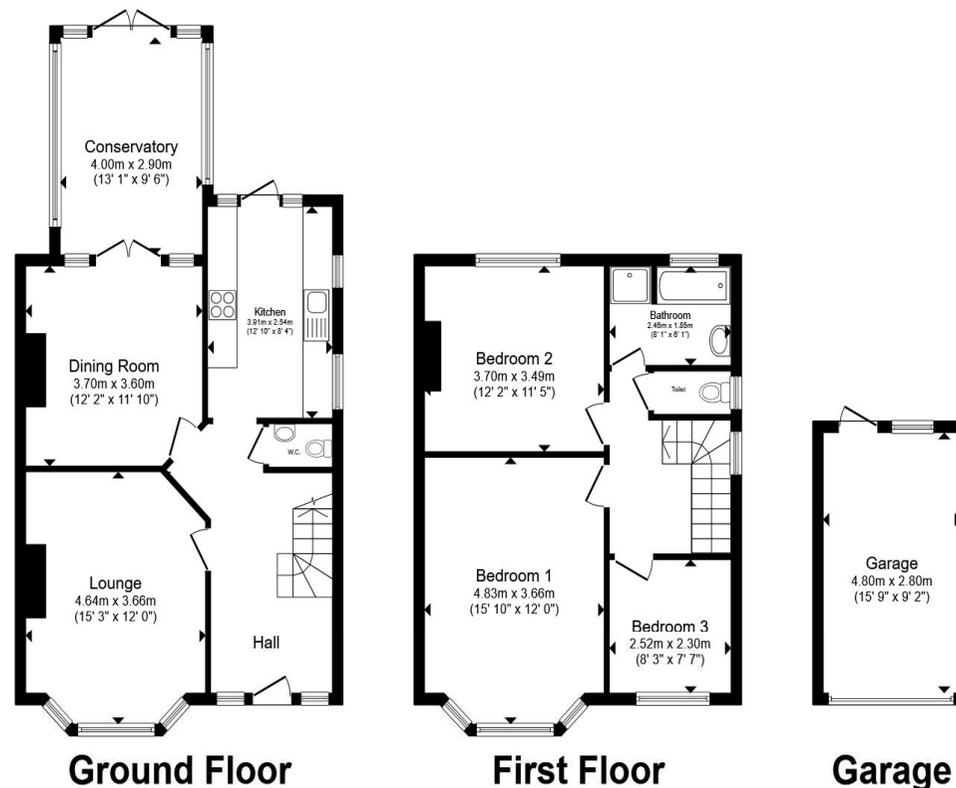
- Highly sought after area
- 3 bedroom semi detached family home with potential
- Walking distance of station shops and schools
- 2 reception rooms, ground floor cloakroom
- Re-fitted kitchen and bathroom

Tenure: Freehold EPC Rating: D

Council Tax Band: E

offers in excess of

**£650,000**



Total floor area 129.4 m<sup>2</sup> (1,393 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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Property Ref:  
BRX109672 - 0006

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