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33 Tarpan Way, Broxbourne, EN10 6BN

Offers Over £530,000

Lanes are pleased to welcome to the market in our opinion this well presented rarely available four bedroom link-detached house. Benefits to the property include a larger than average driveway for multiple vehicles, garage to side, ground floor W.C, first floor family bathroom, En-suite shower room to bedroom two, large kitchen/diner and more. Viewing is highly recommended to fully appreciate this property. Call now to view.



Inner Hallway

Laminate wood flooring, radiator, doors leading to lounge and W.C.

W.C

Concealed low flush W.C, vanity sink with mixer tap, heated towel rail, tiled walls and laminate wood flooring.

Lounge

15'2" x 14'0" (4.62m x 4.27m)

Double glazed window to front aspect, double glazed window to side aspect, stairs leading to first floor landing, radiator, spotlights, laminate wood flooring, two storage cupboards and opening to kitchen/diner.

Kitchen/Diner

19'6" x 14'1" (5.94m x 4.29m)

Double glazed window to rear aspect, double glazed patio doors leading to rear garden, laminate wood flooring, spotlights, radiator, eye and base level units with wooden worktop surfaces, sink with mixer tap, integrated dishwasher, fitted oven and hob, space for American style double fridge/freezer and plumbing for washing machine, part tiled walls.

First Floor Landing

Loft access and doors leading to all rooms.

Bedroom One

14'1" x 9'1" (4.29m x 2.77m)

Double glazed window to rear aspect, radiator and laminate wood flooring.

Bedroom Two

11'3" x 10'4" (3.43m x 3.15m)

Double glazed window to rear aspect, laminate wood flooring, radiator and door leading to en-suite shower room.

En-Suite Shower Room

Shower cubicle, vanity sink with mixer tap, tiled floor and tiled walls.

Bedroom Three

10'5" x 10'4" (3.18m x 3.15m)

Double glazed window to front aspect, laminate wood flooring, radiator and storage cupboard/wardrobe.

Bedroom Four

9'1" x 7'1" (2.77m x 2.16m)

Double glazed window to front aspect, laminate wood flooring and heated towel rail.

Bathroom

Frosted double glazed window to side aspect, low flush W.C, vanity sink with mixer tap, panel enclosed bath with mixer tap and wall mounted electric shower, spotlights, heated towel rail and tiled walls.

Exterior - Front

Pattern brick paved driveway for multiple vehicles, gate leading to rear garden, up and over door leading to garage and door leading to inner hallway.

Exterior - Rear

Landscaped rear garden with decking area, lawn area with pond, raised flower beds, wall enclosed seated/barbeque area with artificial lawn, gate leading to front garden and door leading.

Garage

Up and over door.

Reference

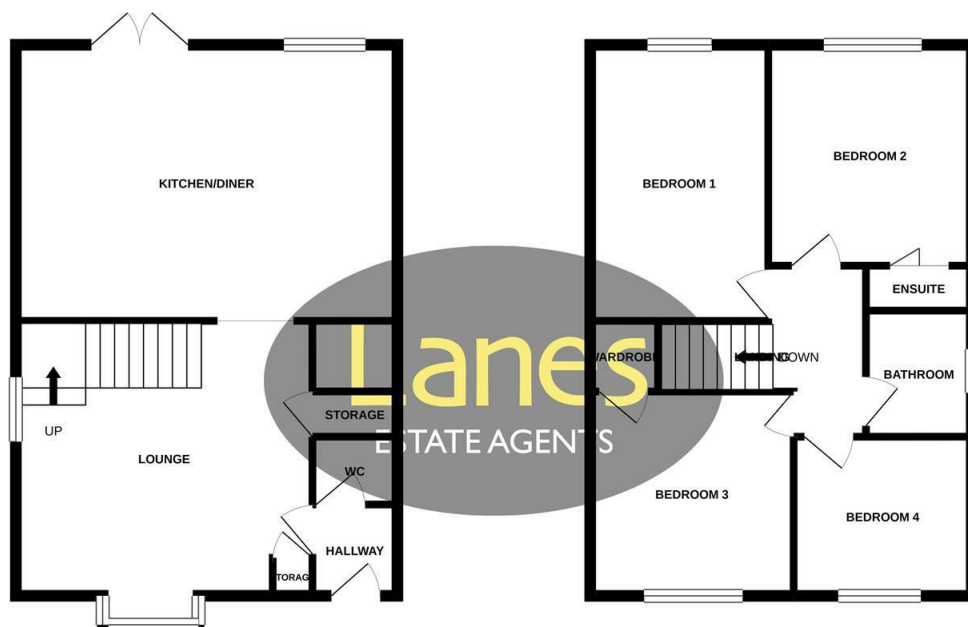
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		79
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	65	
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

GROUND FLOOR

1ST FLOOR



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 ©2020

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We are not qualified to test any apparatus, equipment, fixtures and fittings or services so cannot that they are in working order or fit for their intended purpose. We do not have access to property deeds or lease documents so prospective purchasers should rely only on information given by their solicitors on relevant matters. Measurements are approximate and are only intended to provide a guide.

