www.kings-group.net
9 Lynton Parade
Cheshunt EN8 8LF
Tel: 01992 635735

Rowan Drive, Broxbourne, EN10 6HL

Offers In Excess Of £199,995

** CHAIN FREE **
Kings Group - Cheshunt are pleased to offer this TWO BEDROOM GROUND FLOOR PURPOSE BUILT FLAT which is located within easy reach of the A10 / M25 both of which offer good road links to the surrounding areas. The property is also conveniently located for access to great local shops and amenities as well as Hertford Regional College. The accommodation comprises lounge, fitted kitchen, two bedrooms and bathroom. The property benefits from having a security entry phone system and on street parking. In our opinion this property would make an ideal first time or investment purchase. Internal viewing is recommended - call to book an appointment.

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Entrance
Front door to hallway.

Hallway
Entry phone, single radiator and carpeted flooring.

Lounge
16'05 x 10'09 (5.00m x 3.28m)
UPVC double glazed window to side aspect, radiator, power points, telephone point and carpeted flooring.

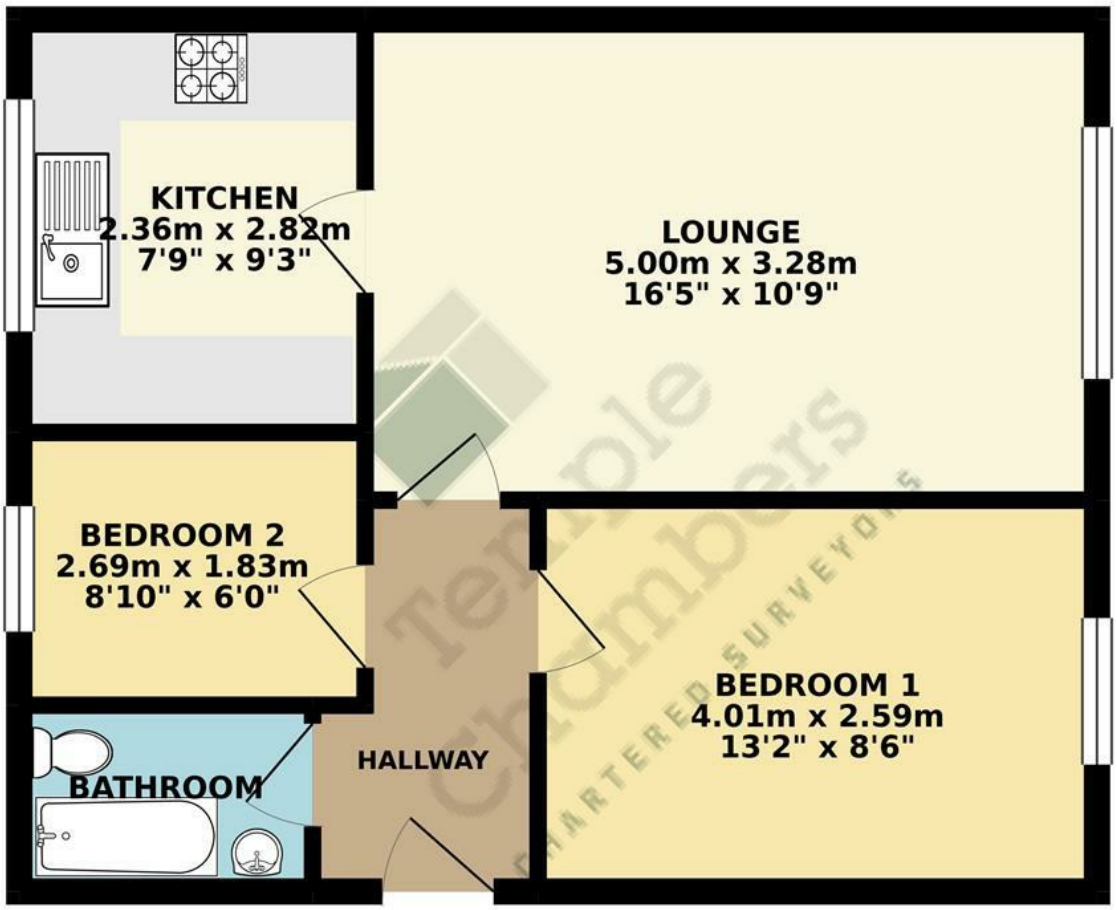
Kitchen
9'03 x 7'09 (2.82m x 2.36m)
UPVC double glazed window to side aspect, a range of wall and base units with roll top work surfaces, tiled splash back, plumbed for washing machine, sink and drainer unit, space for fridge freezer, integrated gas hob and oven, hood extractor, extractor fan, power points and tiled flooring.

Bedroom One
13'02 x 8'06 (4.01m x 2.59m)
UPVC double glazed window to side aspect, double radiator, power points and carpeted flooring.

Bedroom Two
8'10 x 6'14 (2.69m x 1.83m)
UPVC double glazed window to side aspect, double radiator, power points and carpeted flooring.

Bathroom
7'01 x 4'02 (2.16m x 1.27m)
Three piece bathroom suite comprising of panel enclosed bath with mixer tap and shower attachment, wash hand basin with vanity unit, low level WC, heated towel rail, fully tiled walls, extractor fan and lino flooring.

GROUND FLOOR 48 sq. m.
(516.67 sq. ft.)



TOTAL FLOOR AREA : 48.00 sq. m. (516.67 sq. ft.) 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.
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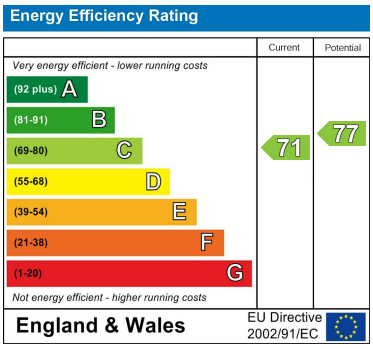

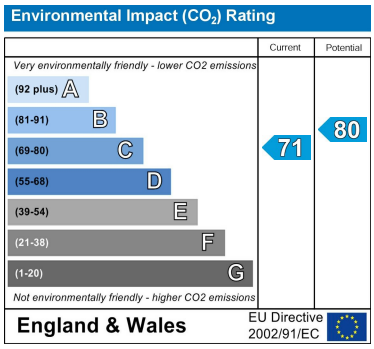

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