



WESTWOODLEBER

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LET US GUIDE YOU HOME

Sorbus Road, Broxbourne, EN10 6GD
Guide price £439,995



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CHAIN FREE Westwood Leber are delighted to bring to the market this fantastic four bedroom townhouse offering deceptively spacious accommodation approaching 1100 square feet. The property has been well kept and tastefully updated by the current owners. Further benefits include a garage to the rear set up perfectly for a home gym. The location is great for commuters as Cheshunt and Broxbourne train stations are a short drive away and good local schools are within catchment.

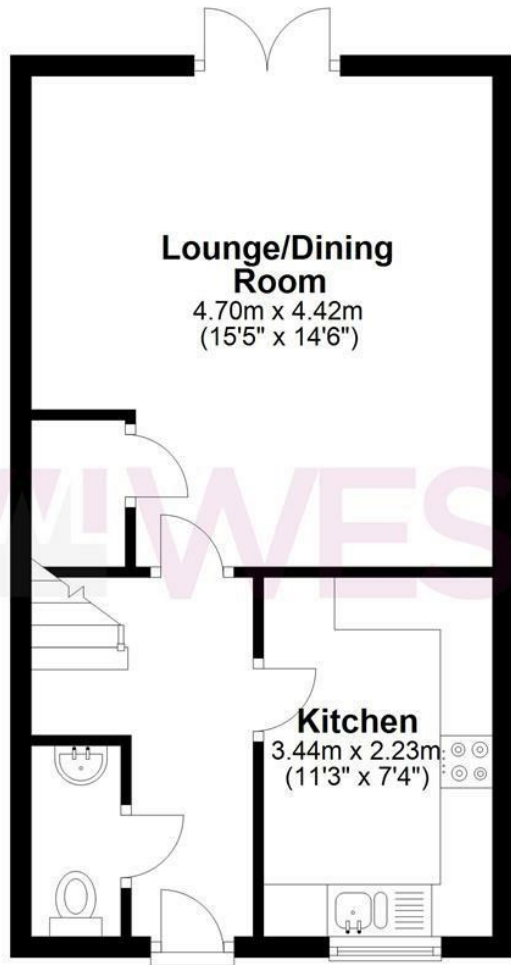


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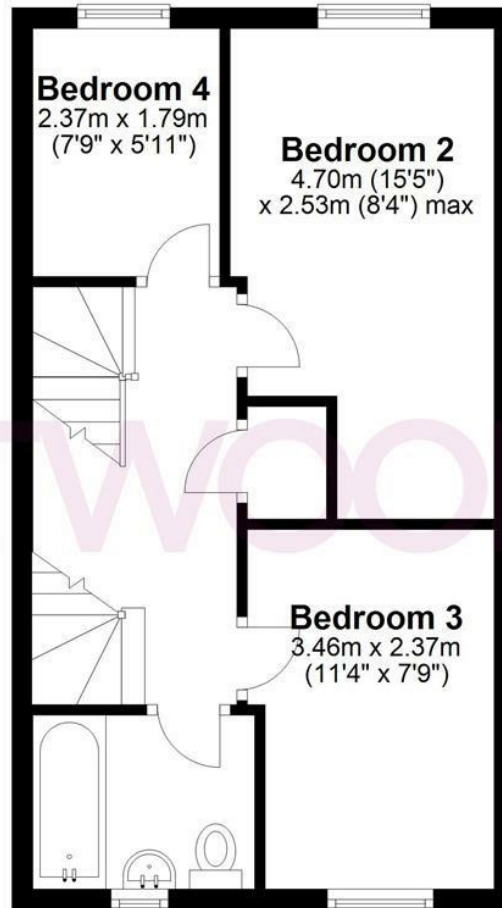
Ground Floor

Approx. 36.5 sq. metres (393.4 sq. feet)



First Floor

Approx. 36.6 sq. metres (393.7 sq. feet)



Second Floor

Approx. 26.5 sq. metres (285.7 sq. feet)



Total area: approx. 99.7 sq. metres (1072.8 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(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	

