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Lanthorn Close, Broxbourne, EN10 7NR |  
Guide Price £779,995 | Freehold



## Lantern Close, Broxbourne, EN10 7NR

This four-bedroom detached house offers a truly inviting atmosphere and is situated in a highly desirable cul-de-sac location. The property benefits from unoverlooked south facing garden, two spacious reception rooms, garage with potential for conversion, potential for rear extension (stpp), study/playroom, en-suite to master bedroom, superbly designed kitchen and utility room, attractive bathroom. This property is presented to the highest standard, ensuring it is move-in ready.

### Key features

- Highly desirable cul-de-sac location
- Unoverlooked south facing garden
- Separate study/play room
- Superb kitchen and utility room
- Attractive bathroom
- Four bedrooms and two reception rooms
- Garage with potential for conversion and rear extension (subject to planning permissions)
- En-suite to bedroom one

### Property Information

Tenure

Freehold

Council Tax

G

EPC Rating

C

Local Authority

Broxbourne Borough Council



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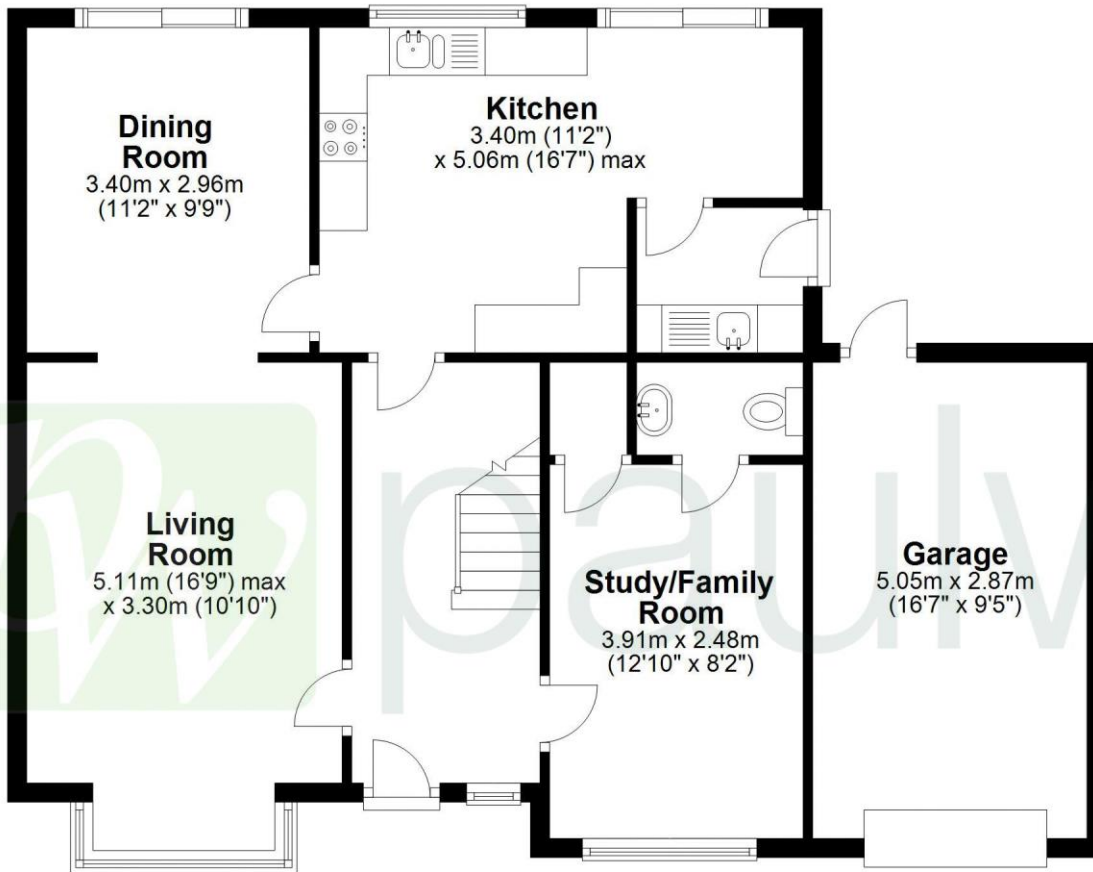






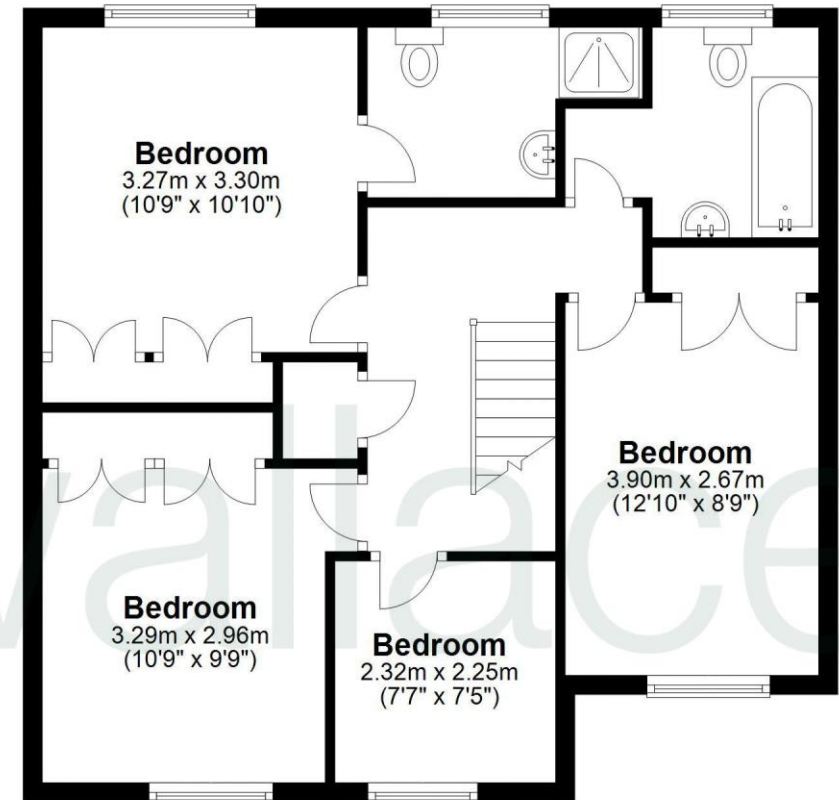
## Ground Floor

Approx. 80.7 sq. metres (868.6 sq. feet)



## First Floor

Approx. 61.3 sq. metres (659.3 sq. feet)



Total area: approx. 141.9 sq. metres (1527.9 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.

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### Opening Times

|       |               |
|-------|---------------|
| Mon   | 9am to 6.30pm |
| Tues  | 9am to 6.30pm |
| Wed   | 9am to 6.30pm |
| Thurs | 9am to 6.30pm |
| Fri   | 9am to 6.30pm |
| Sat   | 9am to 5.00pm |
| Sun   | Closed        |



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