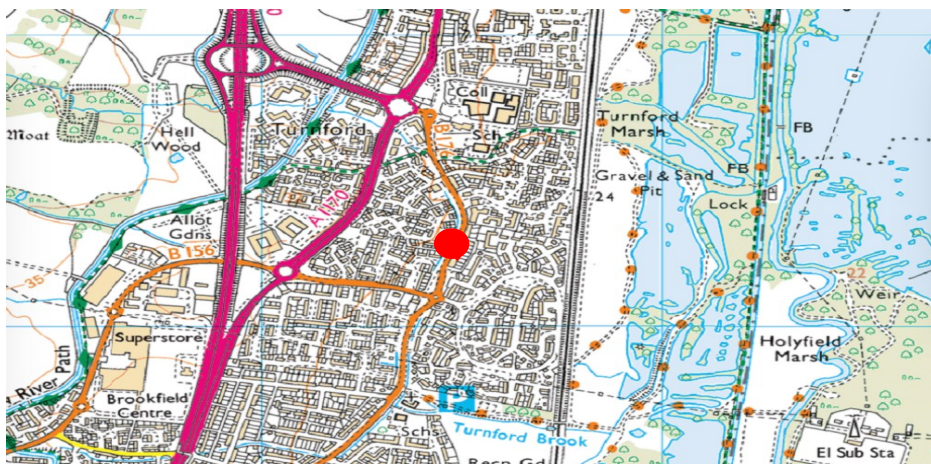




PLEASE NOTE: The Vendors are not obliged to accept any offers and will make their choice based on the suitability of the applicants, their financial status. We will be pleased to answer any questions and look forward to your call.

Important Notices:

Heating Systems, Fittings, Appliances & Fixtures

Fixtures, fittings, appliances, central heating systems, electricity, plumbing (where appropriate), and related items have not been tested by Williamsons Dace Brown and no warranty in their respect is offered within these particulars.

Prospective purchasers are advised to have these items independently and professionally checked prior to entering in to a contract.

Photographs

Photographs within these particulars may have been taken with non standard camera lens. Items in photographs are not necessarily included.

Measurements

All measurements are approximate and are only for guidance purposes and should not be relied upon for purposes of fitting carpets or any other use.

These particulars do not constitute part of an offer or contract. Williamsons Dace Brown for themselves and for the vendor do not give or make any warranty or representation whatever in relation to this property. Whilst care and responsibility has been taken in the preparation of these particulars, they should not be relied upon as a statement or representation of fact, we have not carried out a structural survey, nor tested the appliances, services or fittings.

Williamsons Dace Brown LLP is a limited liability partnership and is registered in England (OC327608).

Registered address:
22 Cannon Hill, London, N14 6BY



WILLIAMSON
DACE | BROWN



25 Turnford Villas Turnford Broxbourne EN10 6BQ

- **Offers in excess of £300,000. Freehold with Vacant Possession.**
- **Three bedrooms, mid terrace house.**
- **Requires modernisation throughout.**
- **Potential to extend (STPP)**

Three bedroom mid-terrace house in need of modernisation, throughout. The property provides scope to extend subject to planning permission. Generous garden, separate garage and rear vehicular access.



WILLIAMSON
DACE | BROWN

Williamsons Dace Brown
22 Cannon Hill, Southgate, London N14 6BY
Tel: 020 8886 4407
www.wdbproperty.co.uk



WDB are pleased to offer this chain free, spacious Victorian three bedroom, mid terrace property which is perfectly located for commuters into London with excellent transport links to the A10 and M25. Cheshunt Railway Station is also within easy reach.

The house is in need of modernisation throughout but provides potential to extend to the rear and the creation of an additional bedroom and possible en-suite in the loft space, subject to planning permission.

The property comprises of two good sized reception rooms, galley kitchen, downstairs bathroom and a separate w.c. with three bedrooms on the first floor. Please note that third bedroom is accessed through bedroom 2, please see the floor plan. Gas fired central heating with radiators throughout. The property also benefits from a generous garden and a garage together with rear vehicular access via a service road accessed from the High Road.

- Scope to extend (STPP)
- Close proximity to a number of primary and secondary schools.
- Garage / off street parking.
- Renovation project.
- Excellent transport links into and out of London.
- Spacious rooms.

Accommodation

(all sizes approximate)

Reception 1

4.40m (14'5") x 3.02m (9'11")

Reception 2

4.20m (13'9") x 3.91m (12'10")

Kitchen

3.03m (9'11") x 2.38m (7'10")

Bathroom

2.63m (8'8") x 1.54m (5'1")

Bedroom 1

5.01m (16'5") x 3.83m (12'7")

Bedroom 2

5.02 (16'6") x 3.65m (12'0")

Bedroom 3

3.61m (11'10") x 2.31m (7'7")

Gross Internal Area

95.5m² (1,028ft²)

Garage

Rear Garden





25 Turnford Villas, EN10



Approx. Gross Internal Area: 1028 ft² ... 95.5 m²

All measurements and areas are approximate only.
Dimensions are not to scale. This plan is for guidance only and must not be relied upon as a statement of fact.

Terms

Offers are invited in excess of **£300,000** for the freehold interest with vacant possession.

EPC

The property is in band D for the Energy Performance Certificate.

Council Tax

The property falls within the Borough of Broxbourne and is in council tax band D. For the period 2025/2026 the council tax payable is £2,198.11.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

Viewings By appointment only.

Sales Agents

Williamson Dace Brown LLP
22 Cannon Hill, Southgate
London N14 6BY

www.wdbproperty.co.uk

Contact

Alexander Brown
Chartered Surveyor
Alex@wdbproperty.co.uk

Tel: 020 8886 4407