



Shepherds
Property Sales & Lettings

Ontario Close | Broxbourne | EN10 6FQ | £2,300 Per Month



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Council: Broxbourne Borough **Tax Band:** E **Rental Deposit:** £2,653

Four-bedroom mid-terraced townhouse presents an excellent opportunity for families seeking a spacious and modern home. Spanning an ample 1,433 square feet, the property boasts well-appointed reception rooms, providing versatile living spaces that can be tailored to your needs,

Constructed in 2004, this home has been thoughtfully designed to offer both comfort and functionality.

The property also features off-street parking for two vehicles, a valuable asset in this sought-after location. Situated within the popular Canada Fields development, residents will benefit from easy access to local amenities, including the Brookfield Farm shopping centre, which offers a variety of shops and dining options. Furthermore, the property is conveniently located near major roadways such as the A10 and M25, making commuting a straightforward affair.

Families will appreciate the proximity to several highly regarded schools, ensuring that educational needs are well catered for. For further information or to arrange a viewing, please do not hesitate to get in touch.

Sorry No Pets. Council Tax Band E Borough of Broxbourne.

- Town House in Cul De Sac
 - 3 Reception Rooms
 - UPVC Double Glazing
- 4 Good Bedrooms
 - Large Kitchen/ Breakfast Room
 - Opposite Childrens Park
- 3 Bathrooms
 - Gas Central Heating to Radiators
 - Close to Brookfield Farm



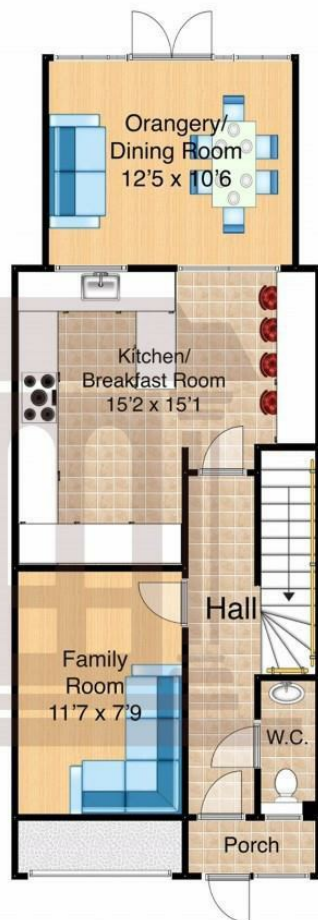


Disclaimers: 1. In-line with money laundering regulations (MLR), purchasers will be asked to produce identification documentation. 2. These particulars do not constitute part or all of an offer or contract. 3. Measurements on any of our documentation is supplied for guidance only; as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. The property - The agency has not tested; any apparatus, equipment, fixtures or services. It is in the buyer's interest to check the working condition of the aforementioned. Nothing concerning the type of construction or condition of the structure is implied from the agents' photographs. 5. EPC information - is available upon request. 6. We are not able to offer opinion, either written or verbal on the content of reports. This must be obtained from your legal representative, or relevant qualified professional. 7. Whilst care is taken in the preparation of our information, a buyer should ensure that their legal representative confirms as soon as possible all matters relating to; The title including the extent and boundaries of the property and other important matters before exchange of contracts. All interested party/parties should inspect the property prior to exchange of contracts.

DEPOSIT & PERMITTED CHARGES INFORMATION

Pre - Tenancy Holding Deposit = to 1 Weeks Rent
 Other Tenant Costs
 -Dilapidation deposit = to 5 Weeks Rent (if under 50,000 per annum) = to 6 weeks Rent (50,001+ per annum)
 -Changes to Tenancy term, person/s names/ additions or any other amendment £50.00 inc vat per change
 -Early Termination/ Early Surrender of Contract Price on application *additional inventory cost could apply (to be advised)
 -Late Payment of Rent/Arrears Charged at 3% above Bank of England BASE RATE * terms apply regarding when charged
 -Key/ Fob/ Alarm Control Replacements. Cost of item + any additional agent / third party reasonable costs - charged at £15.00 inc vat per hour, if applicable
 Prices are subject to change.





Ontario Close Broxbourne



This floor plan is for guidance only and may not be accurate. Shepherds have added furnishings as a visual guide only and will not be included in any contract. The floor plan is covered by the Copyright Act 1988 and can not be reused or edited without the consent of Shepherds Estate Agents Ltd.

Rooms:

Entrance Door	En-Suite Shower Room
Porch	6'10 x 5'3 (2.08m x 1.60m)
Entrance Hall	Bedroom Three
Cloakroom/ W.C.	10'5 x 9' (3.18m x 2.74m)
Kitchen/ Breakfast Room	Bathroom
15'2 x 15'1 (4.62m x 4.60m)	6'11 x 6'10 (2.11m x 2.08m)
Orangery/ Dining Room	Bedroom Four
12'5 x 10'6 (3.78m x 3.20m)	10'4 x 6' (3.15m x 1.83m)
Family Room	Exterior
11'7 x 7'9 (3.53m x 2.36m)	Double Width Driveway
First Floor Landing	Storage
Living Room	South Facing Garden
15'2 x 14'6	Deposit & Permitted Charges
Bedroom Two	
14'5 x 8'6 (4.39m x 2.59m)	
Modern Shower Room	
6'9 x 6'4 (2.06m x 1.93m)	
Second Floor	
Bedroom One	
14'10 x 9'7 max + wds (4.52m x 2.92m max + wds)	

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Shepherds
Property Sales & Lettings

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Lettings: 01992 640824

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HODDESDON

37 High Street, Hoddesdon EN11 8TA

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