



Prime Location, 0.25 Acre Plot, Broxbourne, EN10 7LU

Offered chain-free, this characterful four double bedroom detached, double-fronted house with twin-bay windows sits on a generous 0.25-acre plot, blending period charm with huge potential for modernisation. Ideal for families, the property is within walking distance of Broxbourne railway station and falls within the catchment area of Broxbourne Secondary School. The impressive entrance hall leads to three reception rooms, including a spacious lounge, a sitting room, and a study, complemented by a utility room / shower. The impressive kitchen/diner offers a large practical space for family living, while the spacious family bathroom/W.C. serves the upper floor bedrooms. The home features double-glazed windows and gas central heating. Externally, the property boasts beautiful grounds, a detached double garage, off-street parking, and a car port, with both vehicle and pedestrian access to the front. Located in Broxbourne, the property is approximately 0.5 miles from Broxbourne railway station, with direct services to London Liverpool Street in around 25-30 minutes, perfect for commuters, while the A10 provides convenient road links to London, Cambridge, and beyond.

Key features

- Chain-free four double bedroom detached house on 0.25-acre plot
- Three reception rooms, including spacious lounge and study
- Detached double garage, off-street parking, and car port
- 0.5 miles to Broxbourne station and in Broxbourne Secondary catchment
- Characterful double-fronted design with twin-bay windows
- Impressive kitchen/diner and spacious family bathroom/W.C.
- Beautiful grounds with huge scope for modernisation
- Within walking distance of local amenities



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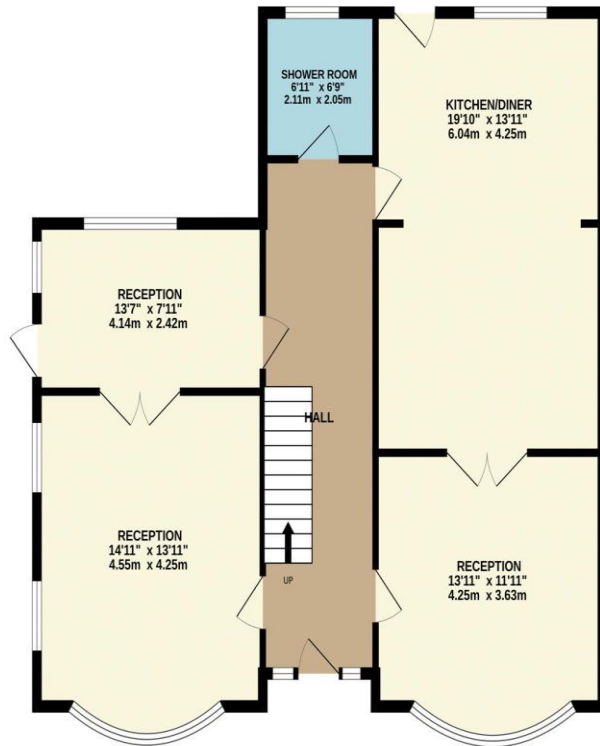
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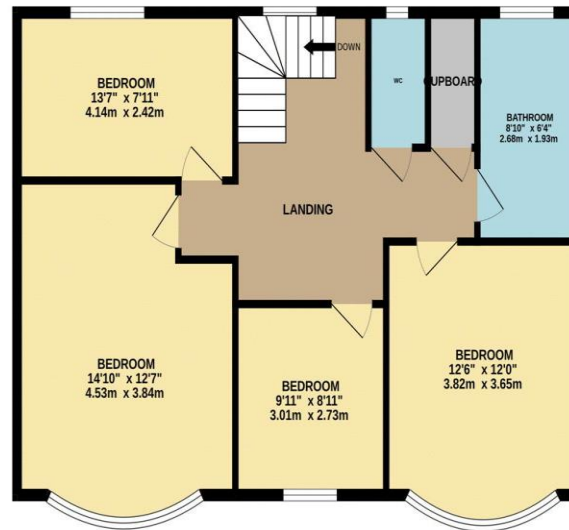




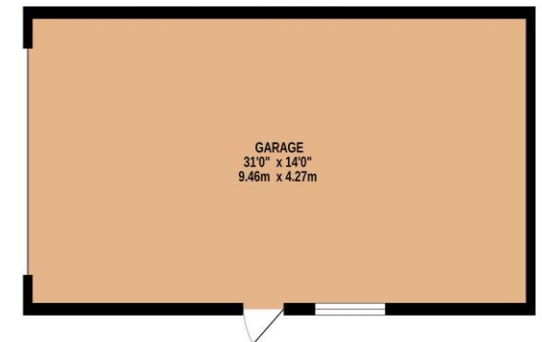
GROUND FLOOR
1015 sq.ft. (94.3 sq.m.) approx.



1ST FLOOR
814 sq.ft. (75.6 sq.m.) approx.



GARAGE
436 sq.ft. (40.5 sq.m.) approx.



TOTAL FLOOR AREA : 2265 sq.ft. (210.4 sq.m.) 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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