



High Road, Broxbourne, Herts


Reynolds Salter
Estate Agents



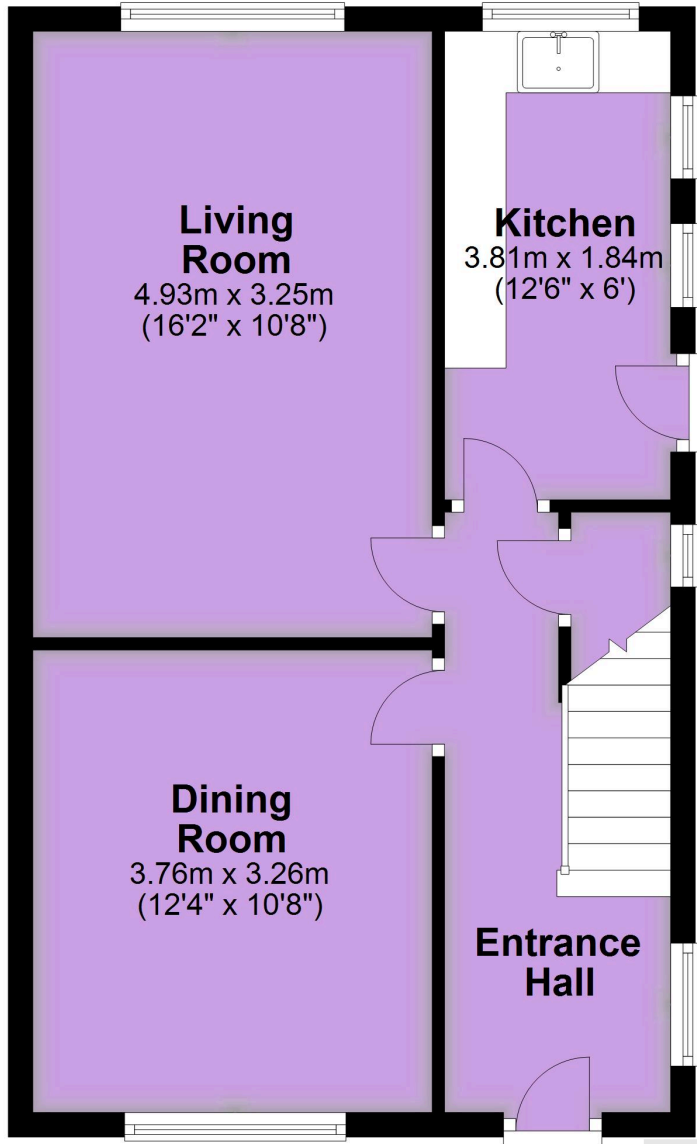


A Spacious Three Bedroom Semi Detached House on a huge plot with a rear garden of approximately 180' ideally situated in a prominent high road location in Central Broxbourne. This delightful property requires complete modernisation throughout and provides an incoming purchaser with huge potential to create a truly stunning family home (STPP). The accommodation in brief comprises ; Large Reception Hall, Lounge, Dining Room, Kitchen, Three Bedrooms, Bathroom and a Separate Cloakroom. The rear garden is approximately 180' in length however this is currently completely overgrown. The front of the property is currently laid to lawn with a flower bed border but it could provide off street parking for numerous vehicles (STPP). The house is conveniently located for all local amenities to include Broxbourne Schools, Shops, Restaurants, Public Houses, The Hertfordshire Golf & Country Club, The A10, M25 and Broxbourne Railway Station (Liverpool Street).

- **Semi Detached House**
- **Modernisation Required**
- **Three Bedrooms, Two Receptions**
- **Huge Garden (Approx 180')**
- **Potential To Extend (STPP)**
- **Potential For Parking (STPP)**

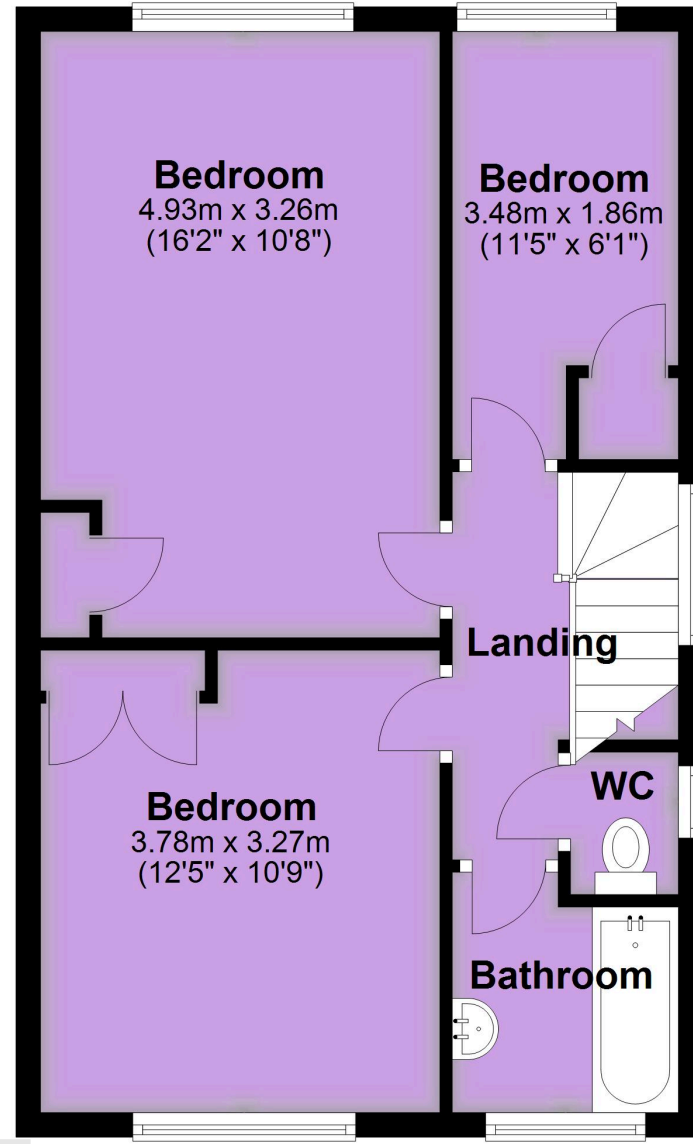
Ground Floor

Approx. 45.7 sq. metres (491.5 sq. feet)



First Floor

Approx. 45.9 sq. metres (493.8 sq. feet)



Total area: approx. 91.5 sq. metres (985.3 sq. feet)

Important notice

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Reynolds Salter in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Reynolds Salter nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice.