



Trafalgar Avenue, Broxbourne, Herts


Reynolds Salter
Estate Agents





CHAIN FREE - A Delightful Three Bedroom Semi Detached House built in the early 1950's, ideally located in a highly regarded Central Broxbourne location just a short walk from The Broxbourne School and Broxbourne Railway Station. This charming family home does require some general updating throughout, but also offers huge potential to extend and refurbish to create a wonderfully spacious family home (subject to planning). The beautifully mature rear garden measures in excess of 120ft, being mainly laid to lawn surrounded by various mature trees, bushes and plants and colourful shrubs, along with a paved patio/ bbq and seating area, timber workshop/sheds, and a DETACHED GARAGE 15'5 x 8.4. The front garden is part laid to lawn with a hard standing driveway leading to the side access and garage. Trafalgar Avenue is conveniently located for all local amenities to include Broxbourne Schools, Shops, Pubs and Restaurants, and just a few minutes walk from Broxbourne Mainline Railway Station with its fast and frequent service into London Liverpool Street.

- **Semi Detached Family Home**
- **Three Bedrooms**
- **Potential To Extend or Refurbish**
- **Beautiful 120ft Rear Garden**
- **Detached Garage and Parking**
- **Close To Shops Schools & Station**

EPC - E

The logo for Reynolds Salter Estate Agents, featuring a stylized yellow house icon above the company name in a serif font, with 'Estate Agents' in a smaller font below.

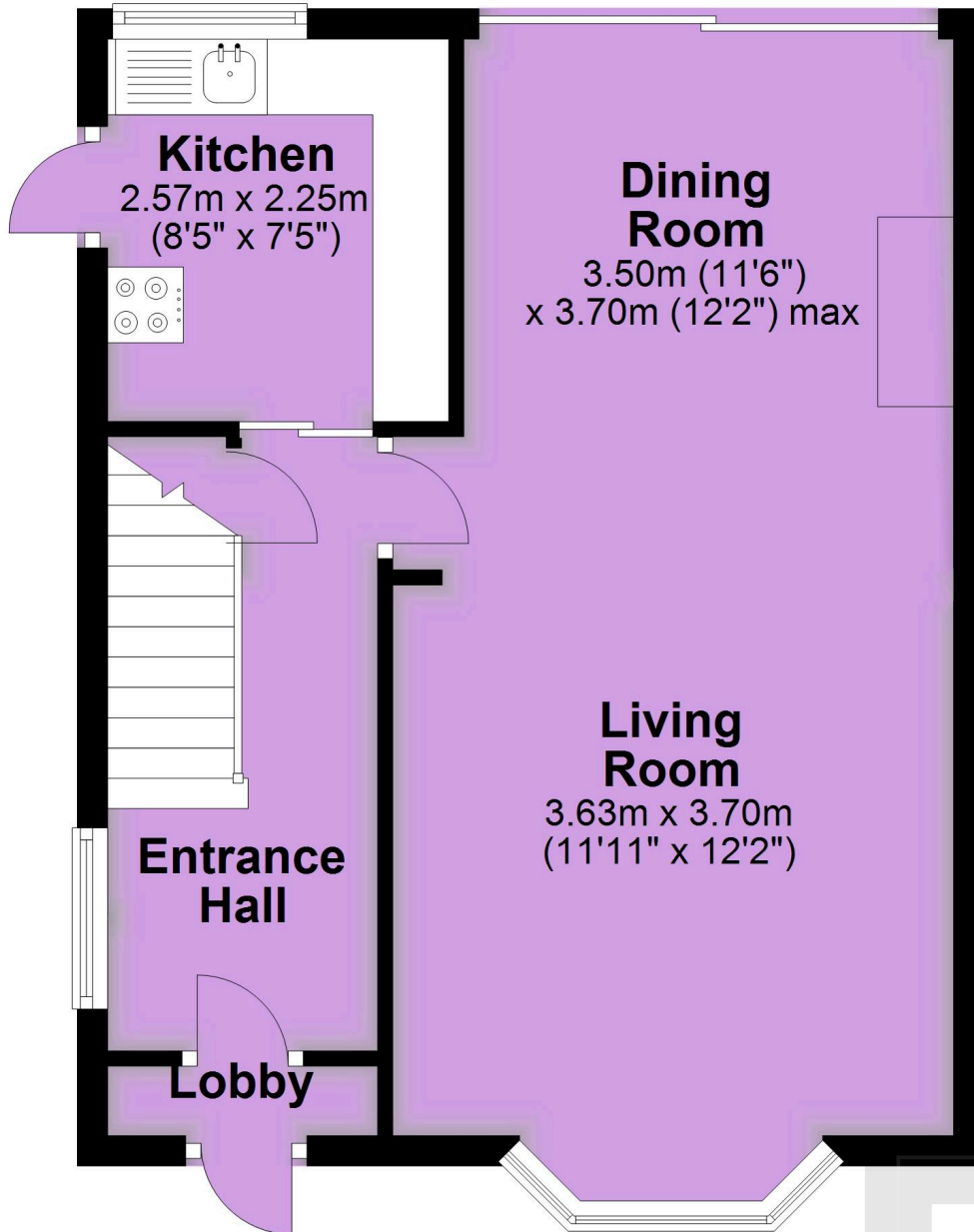
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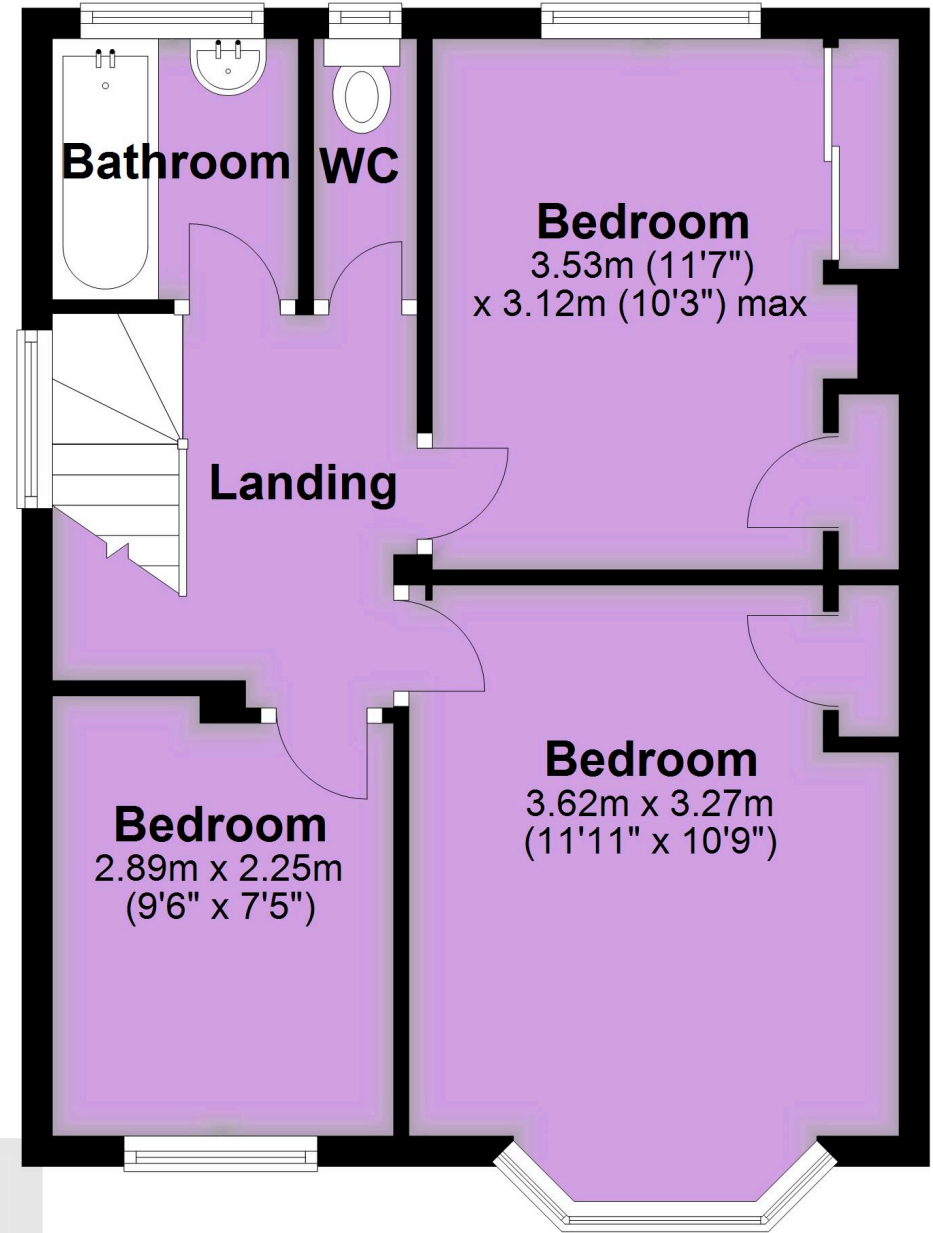
Ground Floor

Approx. 40.7 sq. metres (438.3 sq. feet)



First Floor

Approx. 40.9 sq. metres (440.1 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.