



New Road
Broxbourne | EN10 7LN

AGENT HYBRID

£995,000

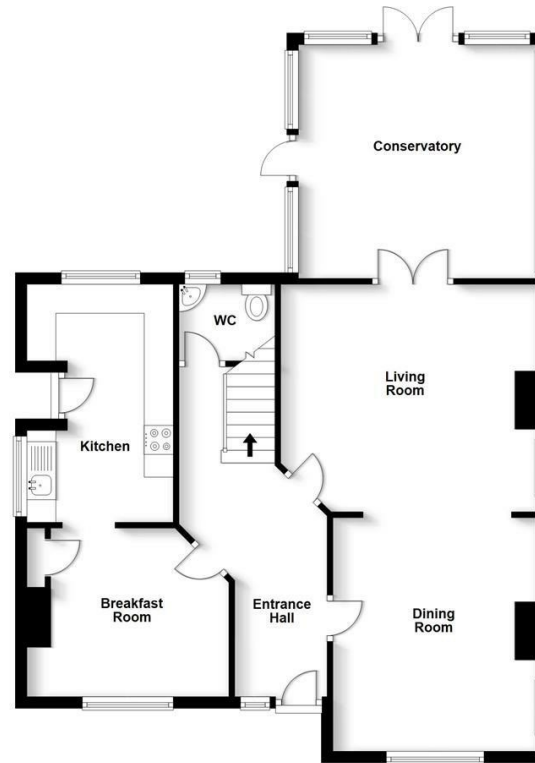


Agent Hybrid proudly presents this CHAIN FREE, four-bedroom detached family home, located in a highly desirable area just a ten-minute walk from Broxbourne Train Station and within the catchment of a number of highly regarded schools. The property occupies a substantial plot, featuring a double-entry driveway that can accommodate multiple cars and a vast, mature rear garden, offering ample potential for further extension, subject to planning permission (STPP). The accommodation briefly comprises a spacious entrance hallway with doors leading to a downstairs WC, a breakfast room, and a modern kitchen fitted with contemporary white gloss units. Additionally, there is a well-sized front-facing dining room that flows openly into a spacious lounge with French doors opening into a generous conservatory. Upstairs, the first-floor landing provides access to four well-proportioned bedrooms and a four-piece family bathroom. Externally, the garden includes both patio and decked seating areas, stepping down to an extensive lawn bordered by mature flowers and shrubs. The property also benefits from a detached single garage. Viewing is highly recommended to fully appreciate the potential of this home.

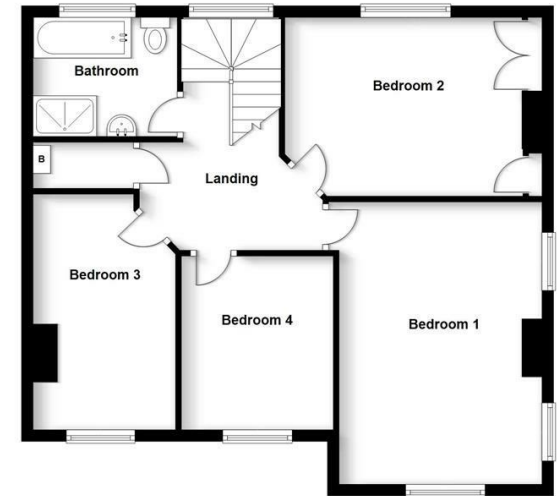
DIMENSIONS

- Entrance Hallway
- Downstairs WC
- Breakfast Room 11'5 x 9'6
- Kitchen 13'6 x 8'3
- Dining Room 13'3 x 11'6
- Living Room 14'5 x 12'9
- Conservatory 13'5 x 13'3
- Bedroom 1: 16'1 x 12'6
- Bedroom 2: 14'6 x 10'3
- Bedroom 3: 13'2 x 8'3
- Bedroom 4: 9'6 x 8'5
- Family Bathroom 8'5 x 6'8

Ground Floor
Approx. 81.8 sq. metres (880.6 sq. feet)



First Floor
Approx. 65.7 sq. metres (707.4 sq. feet)



Total area: approx. 147.5 sq. metres (1588.0 sq. feet)

IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A details survey has not been carried out, not the service, appliances and fittings tested. Some sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

| Energy Efficiency Rating | |
|---|-----------|
| Current | Potential |
| Very energy efficient - lower running costs | |
| (92 plus) A | 73 |
| (81-91) B | |
| (69-80) C | |
| (55-68) D | |
| 58 | |

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