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Great Meadow, Broxbourne

A stylish and very well-presented detached bungalow with south-facing garden, in a sought-after cul-de-sac location, close to riverside walks and Broxbourne Station.

Guide Price £700,000

01992 87 85 80



Overall Description

This is an immaculately presented detached bungalow, much improved and modernised over the years, in a highly sought-after and peaceful location, just a short walk from beautiful riverside walks along the River Lea and around five minutes from Broxbourne Station. The property has a superb large open-plan living area with separate kitchen, dining and living areas and tri-folding doors all along the rear wall, opening out onto the sunny west-facing rear patio. The master bedroom is a really good size and has a luxury en-suite which has an inset TV with waterproof remote control, perfectly positioned to be watched while in the bath. There are two more double bedrooms and a nicely appointed family shower room, as well as a utility room. The property has a brick-paved driveway to the front with car-port and ample off-street parking. A side gate leads around to the sunny south-facing garden with raised patio, central artificial lawn/flowerbeds and second patio with brick fireplace, next to the fully insulated cabin with outside bar. Early viewing is highly recommended for this contemporary bungalow, so please call to book in at the

Location

The property is located in one of the most sought-after residential locations in the popular Hertfordshire commuter town of Broxbourne, a couple of minutes from the River Lea with its pretty riverside walks and less than a five minute walk from Broxbourne Railway Station (Liverpool Street in 28 minutes). The property is also a short drive from the A10, giving easy access to the M25. Broxbourne has a good range of shops, restaurants, schools and other amenities, many within easy walking distance. The well-regarded Crown pub, with its riverside terrace, is just up the road. There are excellent schools at all levels in the local area including the well-regarded Broxbourne and Robert Barclay Academy Schools. There are also very good sporting facilities close-by including fishing along the Lea, Broxbourne Rowing Club (just up the road), the Broxbourne Sports Club (tennis, squash, hockey, cricket, running) and the Broxbourne Sailing Club. The Lee Valley White Water Centre in the Lee Valley Park is about a 10-15 minute drive away as are Broxbourne Woods (Hertfordshire's only National Nature Reserve) which are a great place for family dog walks or bike rides.

Accommodation

From the driveway and car-port the front door leads into the:

Entrance Hall 18'7 x 4'10 (5.66m x 1.47m)

Porcelain tiled floor with under-floor heating (which runs throughout the whole property). Alarm control. Storage cupboard housing the CCTV.

Open-Plan Kitchen/Dining/Sitting Room 25'11 x 21'9 (7.90m x 6.63m)

A superb large open-plan space with five-pane bi-folding doors opening out to the rear patio and porcelain tiled flooring throughout. Window to rear overlooking the garden. Large seating/dining area with wall-mounted TV aerial point and ample space for a large dining table and chairs. Large and contemporary kitchen with marble-effect roll-top worksurfaces, modern kitchen units, breakfast bar and a ceramic sink with Quooker hot water tap. Fitted Bosch pyrolytic self-cleaning oven with fitted microwave above and Bosch halogen hob. Fitted fridge and freezer. Fitted dishwasher. Ceiling spotlights.

Utility Room 7'3 x 6'5 (2.21m x 1.96m)

Window to front with fitted blind. Kitchen units with marble-effect roll-top worksurface and stainless steel sink. Space and plumbing for washing-machine and tumble-drier. Wall-mounted gas central-heating boiler. Extractor fan. Spotlights. Porcelain tiled floor.

Bedroom One 17'10 x 9'11 (5.44m x 3.02m)

Bay window to front with fitted shutters. TV aerial point. Door to:

En-Suite Bathroom 8'9 x 6'2 (2.67m x 1.88m)

Large panel bath with tiled surround and inset TV with remote control. Low-level WC. Vanity unit with wash-hand basin and cupboard beneath. Wall-mounted heated towel-rail. Extractor fan. Spotlights. Tiled floor with under-floor heating. Loft hatch (loft is part-boarded with a ladder and light).

Bedroom Two 11'7 x 7'6 (3.53m x 2.29m)

Window to front with fitted shutters. TV/Virgin aerial point.

Bedroom Three 9'11 x 9'5 (3.02m x 2.87m)

Window to side.



Family Shower Room 10'4" x 4'7" (3.15m x 1.40m)

Frosted window to side. Double shower cubicle with glass shower-screen. Low-level WC. Vanity unit with marble work-top, sink unit and cupboards beneath. Wall-mounted mirror/light. Porcelain tiled floor with under-floor heating. Spotlights. Extractor fan.

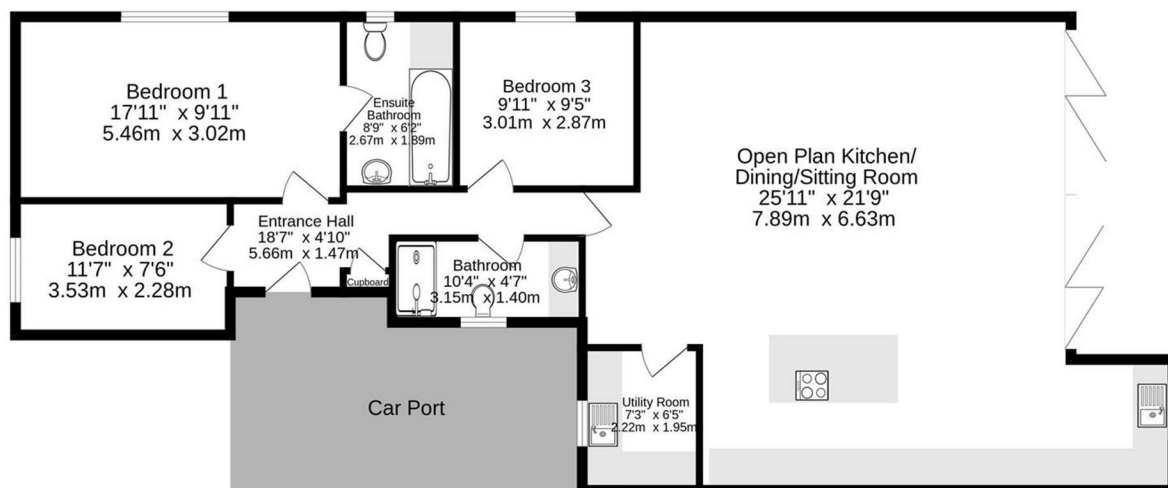
Outside

The front garden has flowerbeds with a central block-paved driveway and car-port with ample off-street parking space, a useful EV charging point, outside lighting and hot and cold taps. A side gate leads to a path to the back garden with a good-sized raised patio, with remote control awning, next to the five-pane bi-folding doors into the open-plan kitchen/dining/living room. Steps lead down to a central artificial lawn with flowerbed borders and a second patio area with brick-built fireplace. OUTDOOR BAR: 8' x 8' with electric power/light and space for fridge, CABIN: 8' x 7'7" fully insulated with electric light/power, an electric heater and glazed doors to the front. Outside lighting.

Services and Other Information

Mains water, drainage, gas and electricity. Gas under-floor central-heating throughout the property. Double-glazed windows. Fitted blinds. EV charging point on driveway. Alarm. CCTV. High-speed broadband from Virgin. Council Tax Band E. Approximately 1,300 square feet.

Ground Floor
1242 sq.ft. (115.4 sq.m.) approx.




TOTAL FLOOR AREA : 1242 sq.ft. (115.4 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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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		84
(69-80) C	68	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Please note: appliances such as radiators, heaters, boilers, fixtures or utilities (gas, water, electricity, etc.) which may have been mentioned in these details have not been tested and no guarantee can be given that they are suitable or in working order. We cannot guarantee that building regulations or planning permission have been approved and recommend that you make independent enquiries on these matters. All measurements including amounts of land in acres are approximate.



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