



5 Bedrooms



3 Bath/Shower Rooms  
1 Cloakroom



3 Reception Rooms



Garage and Driveway



Private Rear Garden



EPC Band D

#### Council Tax

Band G  
- £3,491.64 2024-2025

Local Authority  
Broxbourne Council

Service Charge: £550 pa  
(to Broxbournebury Mews  
Management Company)



**Broxbournebury Mews, Broxbourne, Hertfordshire, EN10**  
**Asking Price £1,000,000 Freehold**



## Broxbournebury Mews, Broxbourne, Hertfordshire, EN10

**A stunning five bedroom family home situated in a private gated development within the grounds of The Hertfordshire Golf and Country Club. The property benefits from well-balanced accommodation throughout, a high specification finish and no onward chain.**

### Description

Broxbournebury Mews, nestled within the serene confines of the Hertfordshire Golf & Country Club, is an exquisite five bedroom detached home epitomising tranquillity and luxury. Situated on a private road, the opportunity to live at this exclusive location is not one to miss. The property opens with a grand reception hall leading seamlessly into a tastefully converted TV room, formerly a garage. The spacious living room at the rear boasts a captivating "Chesneys" gas fireplace and direct access to the expansive rear garden, creating an ideal retreat for relaxation. The kitchen, crafted with meticulous attention to detail, features high-spec fittings, granite worktops, ample storage and integrated appliances, complemented by an inviting orangery designed for elegant dining experiences. A useful guest cloakroom and large storage cupboard complete the ground floor. Upstairs, the accommodation comprises five well-proportioned bedrooms, serviced by three beautifully appointed bathrooms. The principal bedroom offers sweeping views of the rear garden, generous built-in storage and a luxurious en-suite shower room. External features include off-street parking, garage for additional parking or storage and a sprawling rear garden with lush lawns and a charming patio area, perfect for outdoor entertaining and peaceful contemplation. Set within a gated private enclave, this residence offers not just a home, but a lifestyle defined by woodland walks, picturesque landscapes, and unrivalled serenity—a rare opportunity to embrace countryside living and modern comforts in an idyllic setting.

### Location

Broxbourne train station is located a short drive from the property with its fast links into London Liverpool Street, Tottenham Hale for the Victoria Line into the West End and Stratford Westfield Shopping. Trains travel North to Bishop Stortford, Cambridge and Stansted Airport. The property is conveniently located a short drive to the Brookfield Retail Park in Cheshunt, offering stores such as Tesco, Marks & Spencer and Boots to name just a few.

The range of facilities for members of the Hertfordshire Golf & Country Club, include gymnasium, swimming pool, sauna & steam room, 18 hole golf course and golf driving range. Broxbourne is well located for schooling for children of all ages, including Broxbourne Secondary School and Sheredes Junior School. Independent Schools within reasonable driving distance include, Heathmount School, St Josephs in the Park and Haileybury College to name but a few.

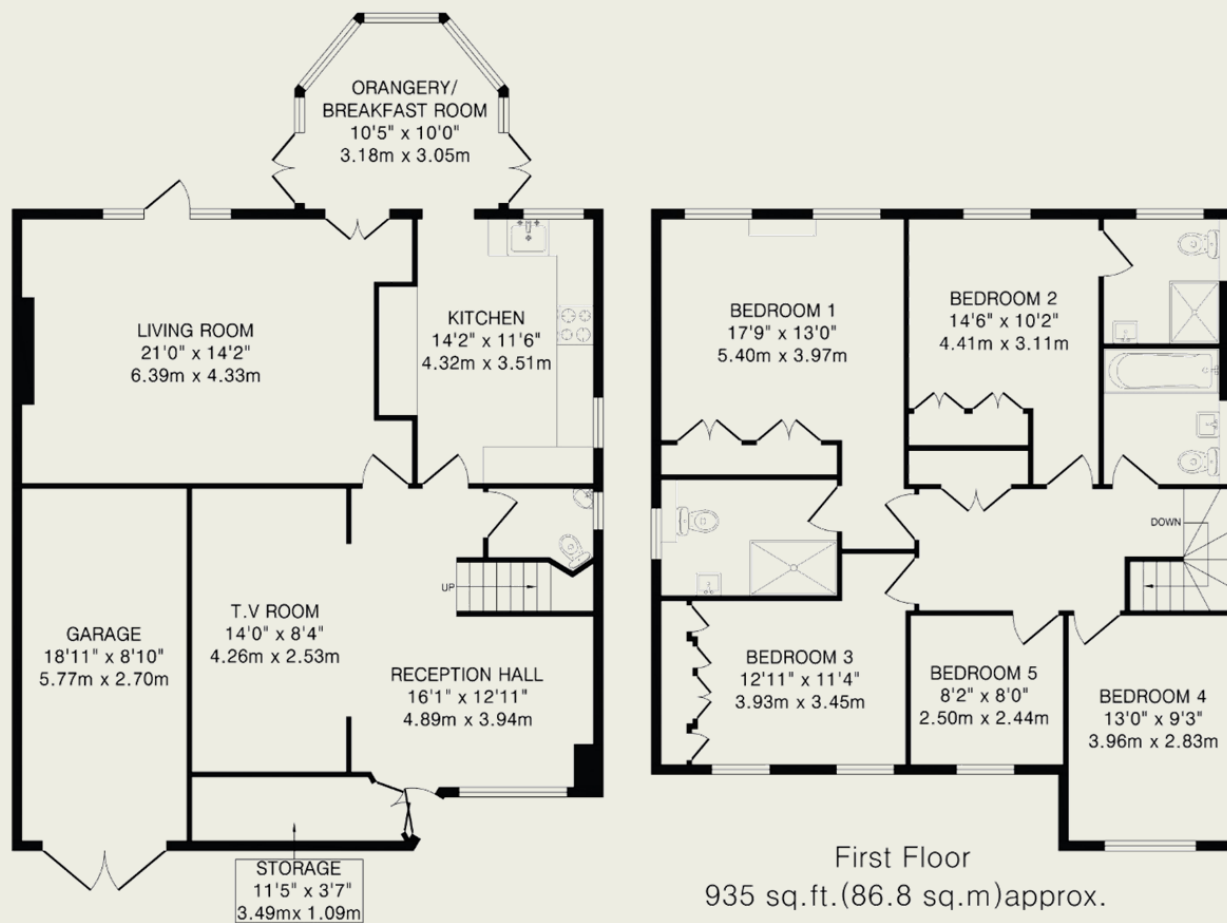






#### Important Information

These particulars do not constitute an offer or contract in whole or part. The statements contained herein are made without responsibility on the part of Ashtons or the vendors and they cannot be relied upon as representatives of fact. In respect of floor plans, these are for illustrative purposes only. The measurement and position of each element is approximate and must be viewed as such. Intending purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. The vendors do not make or give, and neither Ashtons nor any person in their employment has any authority to make or give, any representation or warranty whatsoever in relation to this property. We offer a wide range of services through third party providers including solicitors, surveyors, removal firms, mortgage providers and EPC suppliers. We receive additional payments for administering suppliers quoting software and making referrals. You are not under any obligations to use these services and it is your discretion whether you choose to deal with these parties or your own preferred supplier. You should be aware the average payment we received in 2021 equated to £48.36 per referral.



Ground Floor  
1097 sq.ft.(101.8 sq.m)approx.

TOTAL FLOOR AREA: 2032 sq.ft.(188.6 sq.m)approx.  
This floorplan is for illustration purposes only. The measurements and position of each element are approximate and must be viewed as such.