

EST.



1984

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**60 High Road  
Broxbourne  
Hertfordshire  
EN10 7NF**

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CALDECOT WAY,  
BROXBOURNE, HERTFORDSHIRE, EN10 6PH.



*This bright and spacious, three double bedroom, semi-detached family home is offered unfurnished, with a newly fitted kitchen and with white goods included, redecorated throughout and with the benefit of new carpets and flooring. Situated within an extremely sought after residential location only a short stroll of the highly regarded Broxbourne Secondary School.*

*Broxbourne British Rail Station is but a short walk and provides the commuter with fast and frequent access to London's Liverpool Street and Stanstead airport, whilst local shops and a wealth of sporting and leisure facilities are close to by.*

**SUMMARY OF ACCOMMODATION**

\*RECEPTION HALL\*

\*GOOD SIZE CLOAKROOM\*

\*SPACIOUS SITTING/DINING ROOM\*

\*GOOD SIZE NEWLY FITTED KITCHEN WITH WHITE GOODS\*

\*THREE DOUBLE BEDROOMS\*

\*SPACIOUS BATHROOM\*

\*GAS FIRED CENTRAL HEATING WITH VAILLANT BOILER\*

\*DOUBLE GLAZED WINDOWS\*

\*NEWLY FITTED CARPETS\* \*NEWLY PAINTED THROUGHOUT\*

\*DRIVEWAY PROVIDING OFF STREET PARKING FACILITIES\*

\*ATTACHED GARAGE\*

\*LAWNED FRONT AND BACK GARDENS\*

## SUMMARY OF ACCOMMODATION

\*AVAILABLE IMMEDIATELY FEBRUARY 2026\*  
\*NO PETS\* \*NON SMOKERS\*

A covered entrance with obscure double glazed door and adjacent carriage style courtesy light affords access to:

RECEPTION HALL Turning staircase to first floor, radiator and telephone point. Doors to sitting/dining room and:



GOOD SIZE CLOAKROOM 7'3 x 4'8 With suite comprising; low flush w.c. and wash hand basin with decorative tiled splash back. Obscure glazed window to side, high level storage cupboard and new wall mounted Vaillant gas fired combination boiler.

SPACIOUS SITTING/DINING ROOM 23'10 x 11'8 Dual aspect with double glazed window to front and double glazed sliding patio doors to rear. Coved ceiling, two radiators and TV point.



GOOD SIZE KITCHEN 13'9 x 7'6 (max) Newly fitted with a range of high gloss wall and base units with soft closures and pale grey working surfaces over incorporating stainless steel sink unit with mixer tap and cupboard below, inset four ring electric hob, with single oven below and extractor hood above. Washing machine and fridge/freezer. Double glazed window to rear and double-glazed door leading to the garden. Slate tile effect floor covering.



## FIRST FLOOR

HALF LANDING Obscure secondary glazed window to side.

MAIN LANDING Access to loft and doors to bedrooms and bathroom.

BEDROOM ONE 11'10 x 9'2 (to wardrobe) Double glazed window to rear, built-in double wardrobe cupboard and radiator.



BEDROOM TWO 10'4 x 8'9 (to wardrobe) Double glazed window to rear and radiator. Range of fitted full height wardrobe cupboards with high level storage above.



THIRD DOUBLE BEDROOM 9'9 x 9'2 (to wardrobe) Feature double glazed window to front and built-in double wardrobe cupboard with folding doors. Radiator and telephone point.



GOOD SIZE BATHROOM Tiled with suite comprising; pedestal wash hand basin, close coupled w.c. and panel bath with mixer tap, shower attachment and glazed screen. Obscure double-glazed window to front, chrome heated towel rail, oak laminate wood effect flooring and built-in linen cupboard.

## EXTERIOR

The property is approached by a concrete driveway which provides off street parking facilities and is bordered on one side by lawn and a brindle bloc paved pathway which leads to the front.

GARAGE 15'11 x 8'4 With metal up and over door and power and light connected. Housing the fuse board.

The west facing rear garden is principally laid to lawn and enclosed by a combination of panelled fencing and mature shrubs and has a wide paved sun terrace being directly behind the property. To the rear is a productive apple tree together with an additional paved sun terrace, with timber garden shed, which will be remaining. Pedestrian access is afforded to one side via a timber gate and there is an external water connection.



COUNCIL TAX BAND E (£1,995.20 as of 28<sup>th</sup> January 2026)

**PRICE: £1,850.00 Per Calendar Month**

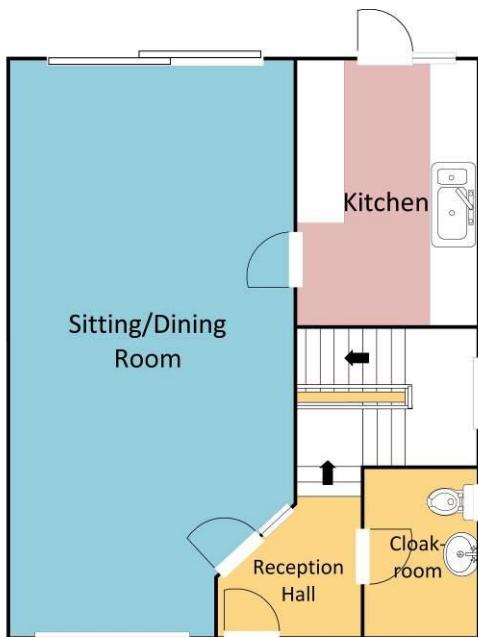
## Energy Performance Graph



The full Energy Performance Certificate can be viewed at our office or a copy can be requested via email

## Floor Plans

*These drawings are not to scale and should be used for observational purposes only*



Ground Floor Plan



First Floor Plan

*Redress Scheme: - The Property Ombudsman - [www.tpos.co.uk](http://www.tpos.co.uk)*



*Clients' Money Protection Scheme: - Client Money Protect, Membership No. CMP003840 - [www.clientmoneyprotect.co.uk](http://www.clientmoneyprotect.co.uk)*



**VIEWING:** *By appointment with Owners Agents - please contact: JEAN HENNIGHAN PROPERTIES - telephone 01992 445055*

**Important Note One:** *To conform with the new E.C. Money Laundering Directive, purchasers are now required to provide photographic identification in the form of a passport or drivers license together with a copy of a recent utility bill. We would recommend that prospective purchasers have these documents available to save any delay, when a sale is agreed.*

**Important Note Two:** *These sales particulars have been prepared by Jean Hennighan Properties upon the instructions of the vendor(s) and do not constitute any part of a contract. Services, fittings and equipment referred to within have not been tested (unless otherwise stated) and no warranties can be given. All measurements are approximate and are for descriptive purposes only. Accordingly, the prospective purchaser(s) must make their own enquiries regarding such matters. Det2704*

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