



Shepherds
Property Sales & Lettings



Shepherds
Property Sales & Lettings

Long Grove Close | Broxbourne | EN10 7NP | £849,995



Shepherds
Property Sales & Lettings



Shepherds
Property Sales & Lettings



Shepherds
Property Sales & Lettings



Shepherds
Property Sales & Lettings



Shepherds
Property Sales & Lettings

Long Grove Close | Broxbourne | EN10 7NP

A well presented FOUR bedroom detached house located on a popular development in Broxbourne and situated within a short distance to Hoddesdon Town Centre. The well planned accommodation includes a lovely living room with bay window, dining room with oak flooring, fitted kitchen with the added benefit of a breakfast area and utility room. The first floor offers generous bedrooms with fitted wardrobes en-suite to bedroom one and a well presented family bathroom. External features includes the superb garden with patio area, driveway for two cars and a double garage.

The location of this property is considered very popular with commuters. Broxbourne train station is an approximate walk of 20 minutes and has a swift link to London Liverpool Street. There are also some very sought after schools in the area including primary, secondary and private schooling facilities.

Nearest Train Stations

* Broxbourne (0.8 miles) * Rye House (1.8 miles) * St. Margarets (Herts) (2.7 miles)

- 4 Bedrooms
- En-suite To Bedroom one
- Close To local Schools
- Double Garage
- Complete Chain
- Two Reception Rooms
- Close Proximity to Train Station
- Off-Street Parking
- Kitchen / Breakfast room



Shepherds
Property Sales & Lettings



Shepherds
Property Sales & Lettings

Entrance Door	En-Suite Shower
Reception Hall	8'6 x 6'1
20'3 x 7'6	Bedroom Two
Cloakroom	11'5 x 10'4
Study	Bedroom Three
6'9 x 5'11	11'5 x 7'3
Living Room	Family Bathroom
21'9 x 11'2	6'10 x 6'4
Dining Room	Bedroom Four
12' x 11'10	7'1 x 6'9
Kitchen/ Breakfast Room	Exterior
14'8 x 13'4	Front Garden
Utility Room	Double Width Driveway
Landing	Double Garage
Bedroom Suite One	17'5 x 17'1
13'3 x 11'4	Secluded Garden



Shepherds
Property Sales & Lettings



Shepherds
Property Sales & Lettings



Shepherds
Property Sales & Lettings



Shepherds
Property Sales & Lettings



Shepherds
Property Sales & Lettings

Disclaimers: 1. In-line with money laundering regulations (MLR), purchasers will be asked to produce identification documentation. 2. These particulars do not constitute part or all of an offer or contract. 3. Measurements on any of our documentation is supplied for guidance only; as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. The property - The agency has not tested; any apparatus, equipment, fixtures or services. It is in the buyer's interest to check the working condition of the aforementioned. Nothing concerning the type of construction or condition of the structure is implied from the agents' photographs. 5. EPC information - is available upon request. 6. We are not able to offer opinion, either written or verbal on the content of reports. This must be obtained from your legal representative, or relevant qualified professional. 7. Whilst care is taken in the preparation of our information, a buyer should ensure that their legal representative confirms as soon as possible all matters relating to; The title including the extent and boundaries of the property and other important matters before exchange of contracts. All interested party/parties should inspect the property prior to exchange of contracts.



Tenure : Freehold
Council: Broxbourne Borough
Tax Band: G



Shepherds
Property Sales & Lettings



Shepherds
Property Sales & Lettings



Shepherds
Property Sales & Lettings

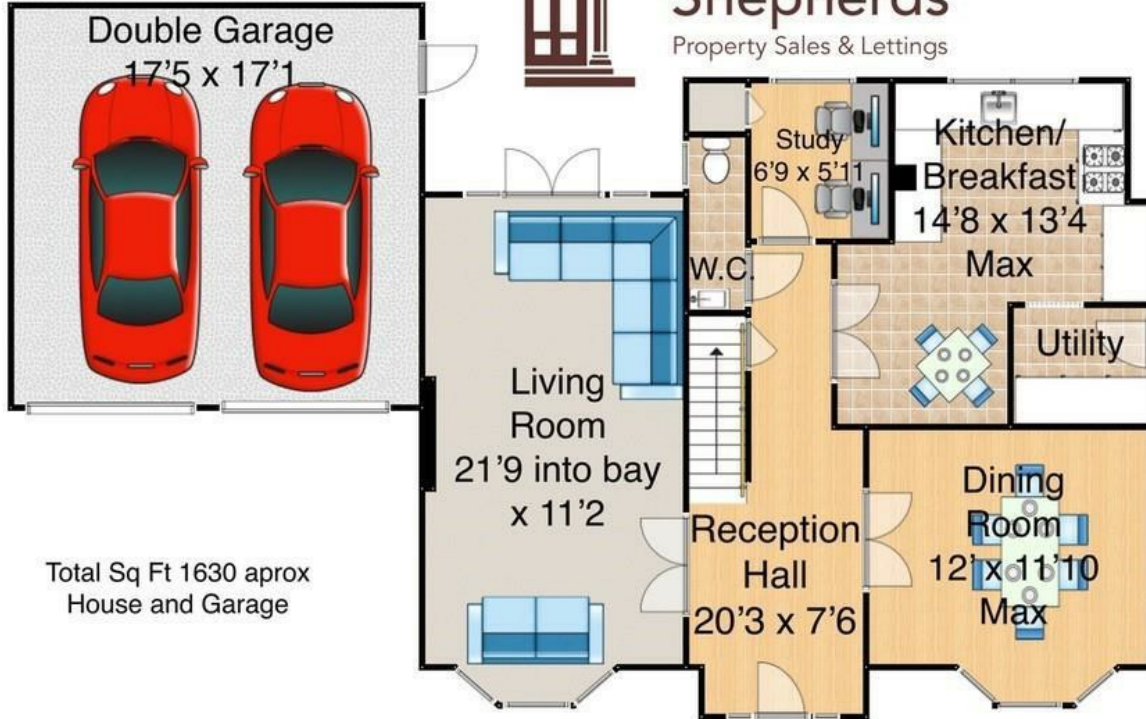


Shepherds
Property Sales & Lettings

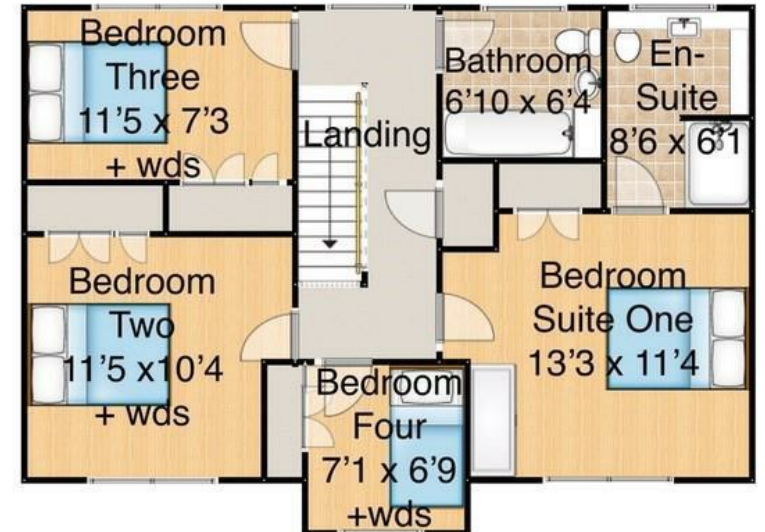


Shepherds

Property Sales & Lettings



Long Grove Close Broxbourne



This floor plan is for guidance only and may not be accurate. Shepherds have added furnishings as a visual guide only and will not be included in any contract. The floor plan is covered by the Copyright Act 1988 and can not be reused or edited without the consent of Shepherds Estate Agents Ltd



Shepherds
Property Sales & Lettings

CHESHUNT

1 High Street, Cheshunt EN8 0BY

Sales: 01992 637351
Lettings: 01992 640824

cheshunt@shepherdsestates.co.uk

HODDESDON

37 High Street, Hoddesdon EN11 8TA

Sales: 01992 440044
Lettings: 01992 449501

enquiries@shepherdsestates.co.uk



FINE & COUNTRY

