



Shepherds
Property Sales & Lettings

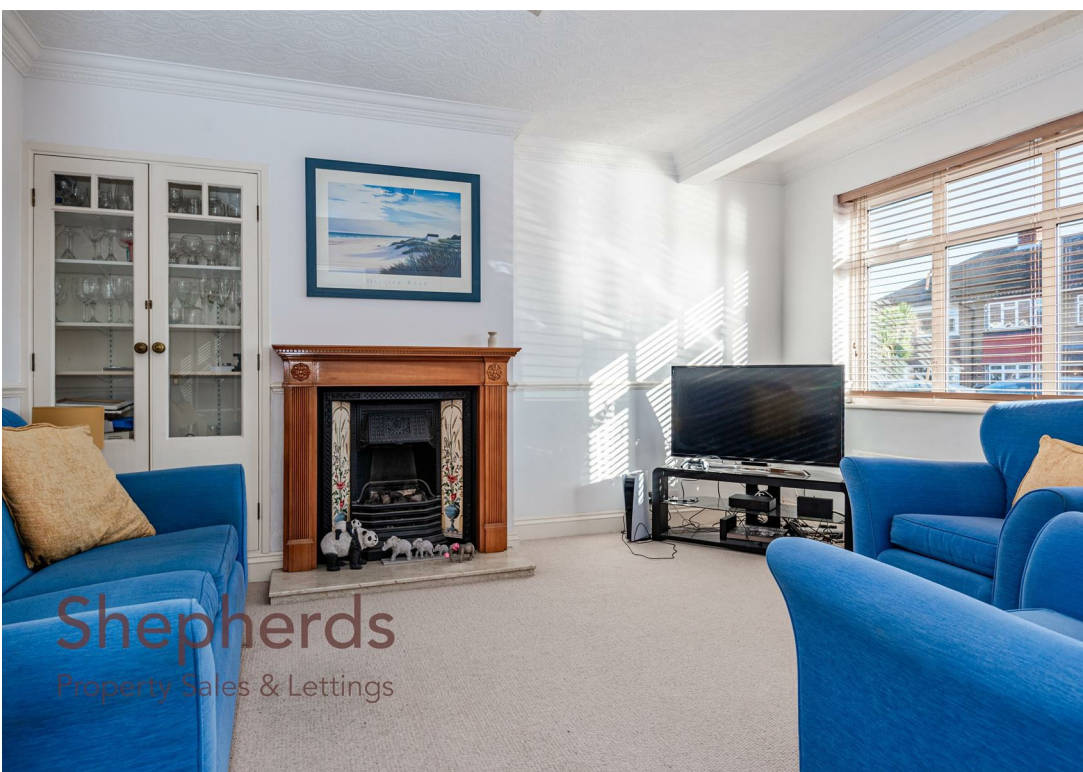


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Trafalgar Avenue | Broxbourne | EN10 7DX | £725,000



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An impressive and extended 4 bedroom semi detached home briefly offering: 3 reception rooms, kitchen, utility room, cloakroom, family bathroom and en suite shower room to principle bedroom.

Entering the property via the porch this leads into the reception hall, giving access to the living room, kitchen, dining room and from there the Sitting room/ conservatory with its double opening doors to the west facing garden, then from the kitchen, access to the utility room, downstairs cloakroom and personal door to the garage.

On the first floor there are two double bedrooms with fitted wardrobes , a single bedroom and family bathroom. On the top floor is the principal bedroom suite with fitted bedroom furniture and a en-suite shower room.

To the front of the property there is a block paved driveway with ample parking for 4 cars and access to the garage. The westerly aspect rear garden is an ideal entertainment zone, enjoying a raised dining area and large alfresco kitchen/dining/ bar ideal for gatherings with family and friends. There is a large lawn area with well stocked borders.

Trafalgar Avenue is much highly regarded due to its convenient walking distance of Broxbourne Schools and Broxbourne Station, located approximately half a mile away and offering frequent rail services to London's Liverpool Street Station via Tottenham Hale and its Victoria Line connections, it also offers Oyster card access and at peak times a possible 23 minute journey into London.

Broxbourne is also blessed with local parks that includes Lea Valley Regional Park and other leisure facilities that include the Hertfordshire Golf Club and Broxbourne Sports Club, and a good selection of local shops.

- Extended Semi Detached House
- 4 Bedrooms
- 3 Reception Rooms
- Alfresco Dining/ Kitchen/Bar area
- 4 Car Driveway & Garage
- West Facing Garden
- Chain Free Sale
- Kitchen & Utility room
- Highly regarded location



Entrance Porch
6'7 x 2'7

Hallway
14'6 x 5'11

Living Room
14'3 x 11'11

Dining Room
11'11 max x 11'6

Sitting Room/ Conservatory
16' x 12'10

Kitchen
14'9 x 8'5

Utility Room
8'7 x 6'6

Cloakroom

Landing One

Bedroom Two
13'3 x 10'9 max inc wds

Bedroom Three
11'6 x 10'2 inc wds

Bedroom Four
8'8 x 7'4

Family Bathroom
7'10 x 5'6

Landing Two

Principal Bedroom
18'4 x 16'7 narr 10'11

En-Suite
6'10 x 4'8

Eaves Storage

Exterior

Front Driveway for 4+ cars

Garage
15'3 x 7'2

West Facing Rear Garden

Alfresco Kitchen/ Bar
14'11 x 7'4



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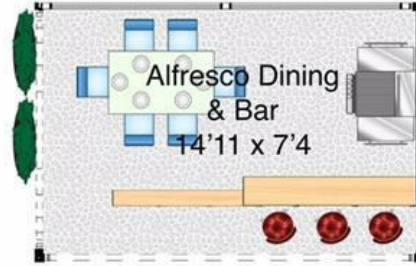
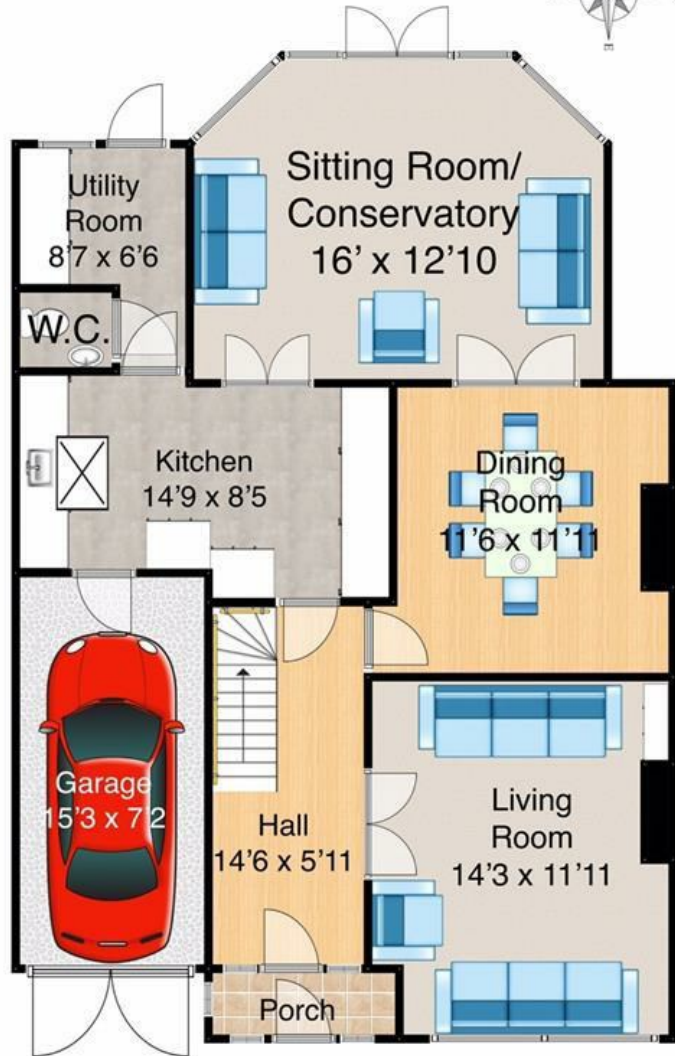
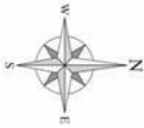
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Tenure : Freehold
Council: Broxbourne Borough Council
Tax Band: E

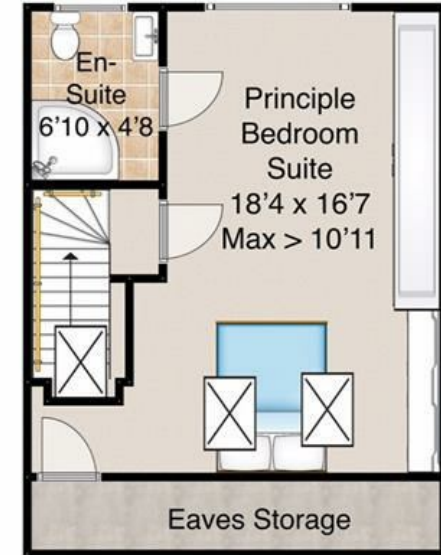
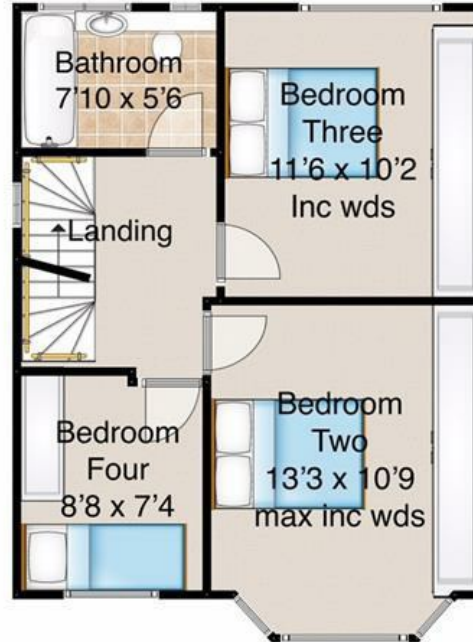


Trafalgar Avenue, Broxbourne



Total Sq Feet inc garage 1569 approx
Bar & Dining Area 146 approx Sq Ft
Overall Total Approx. Sq Ft 1715

 Denotes Skylight Window



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 amended without the consent of Shepherds Estate Agents Ltd



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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

