



Shepherds
Property Sales & Lettings



Shepherds
Property Sales & Lettings

Kingfisher Close | Broxbourne | EN10 7FG | £574,995



Shepherds
Property Sales & Lettings



Shepherds
Property Sales & Lettings



Shepherds
Property Sales & Lettings



Shepherds
Property Sales & Lettings



Shepherds
Property Sales & Lettings

Kingfisher Close | Broxbourne | EN10 7FG

Shepherds are proud to present this property located in a prime location in Broxbourne. The property features a very high specification with superb presentation which adds to the over whelming feel of 'class'. In this 3 bedroom modern mews style town house, located within a short walk from Broxbourne Station and backing on to the 'New River' that lined water conduit that serves London with drinking water and is controlled against flooding.

As you enter the property into the large hallway you get a sense of quality from the oak finish floor and doors to the modern lighting, glass and stainless steel finished stair case balustrade. On the ground floor there is a modern cloakroom and a large kitchen/dining /family room with integrated appliances, dual aspect windows and patio doors leading to the garden.

On the first floor of the property is a lovely living room with large glazed patio doors overlooking the New River with a Juliet Balcony. There is a large bedroom with fitted wardrobes, a third bedroom that is presently being used as an office and a modern family bathroom. The principal bedroom has a range of fitted wardrobes, an en-suite shower room and a large East facing garden.

The property benefits from double glazing, under floor heating system, and a garage with access from the hallway, and a carport .

The property is ideally situated for access to the local park and Lea Valley regional parks for walking or bike rides along the River Lea.

Nearest Stations

* Broxbourne (0.1 miles) : * Rye House (1.8 miles) : * Roydon (2.9 miles)

Development Maintenance Charge £480 per annum

- Three Bedrooms
- Kitchen/Dining/ Family Room
- Large Balcony
- Short Walk of The Station
- Modern Mews Stle Home
- Under Floor Heating
- Landscaped Rear Garden
- Garage & Carport
- Chain Free Sale



Entrance Door

Entrance Hall

20'0 x 6'7

Modern Cloakroom

Kitchen/ Dining /Family Room

23'10 x 12'9

First Floor Landing

Living Room

16'1 x 12'9

Bedroom Two

15'1 + wds x 9'4

Family Bathroom

Bedroom Three /Office

12'9 x 6'8

Landing 2

Principle Bedroom

12'8 max x 10'3 + wds

Private Balcony

20'0 x 5'8

En-suite Shower Room

10'0 x 4'11

Outside

Integral Garage

17'3 x 9'0

Lifestyle Garden

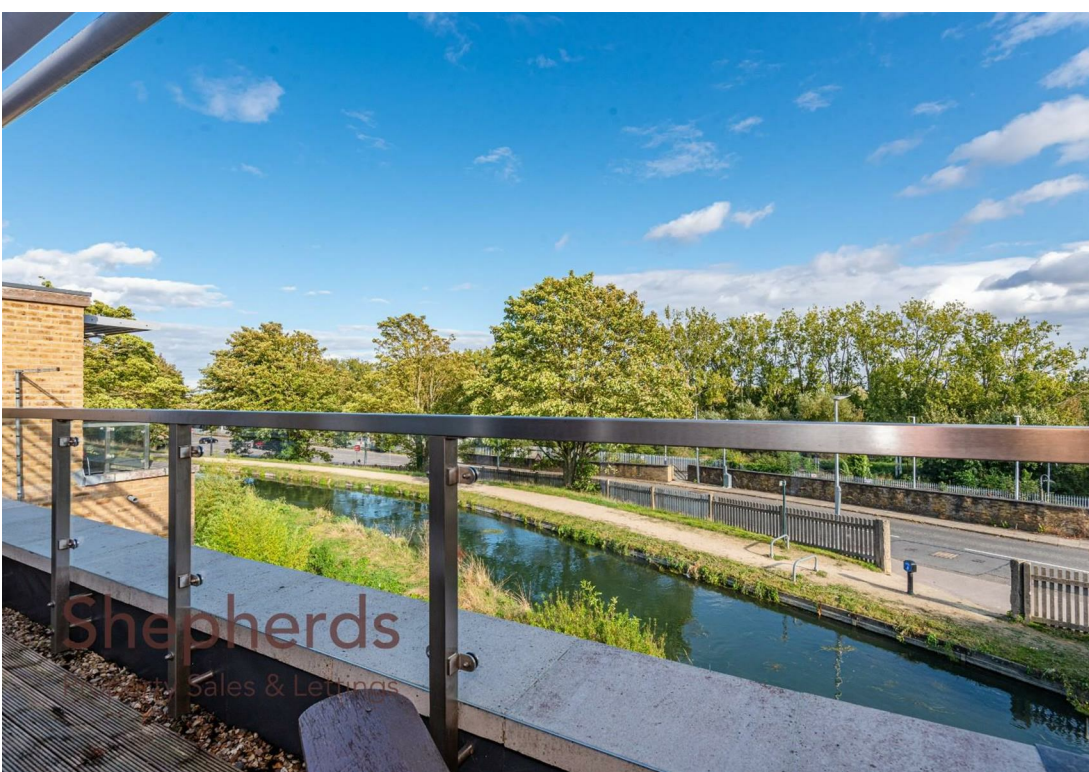


Disclaimers: 1. In-line with money laundering regulations (MLR), purchasers will be asked to produce identification documentation. 2. These particulars do not constitute part or all of an offer or contract. 3. Measurements on any of our documentation is supplied for guidance only; as such must be considered 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.

 3
  2
  2
  C

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

Shepherds
 Property Sales & Lettings



Kingfisher Close, Broxbourne



Approx Sq ft House and Garage 1464 Sq Ft



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.



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

