



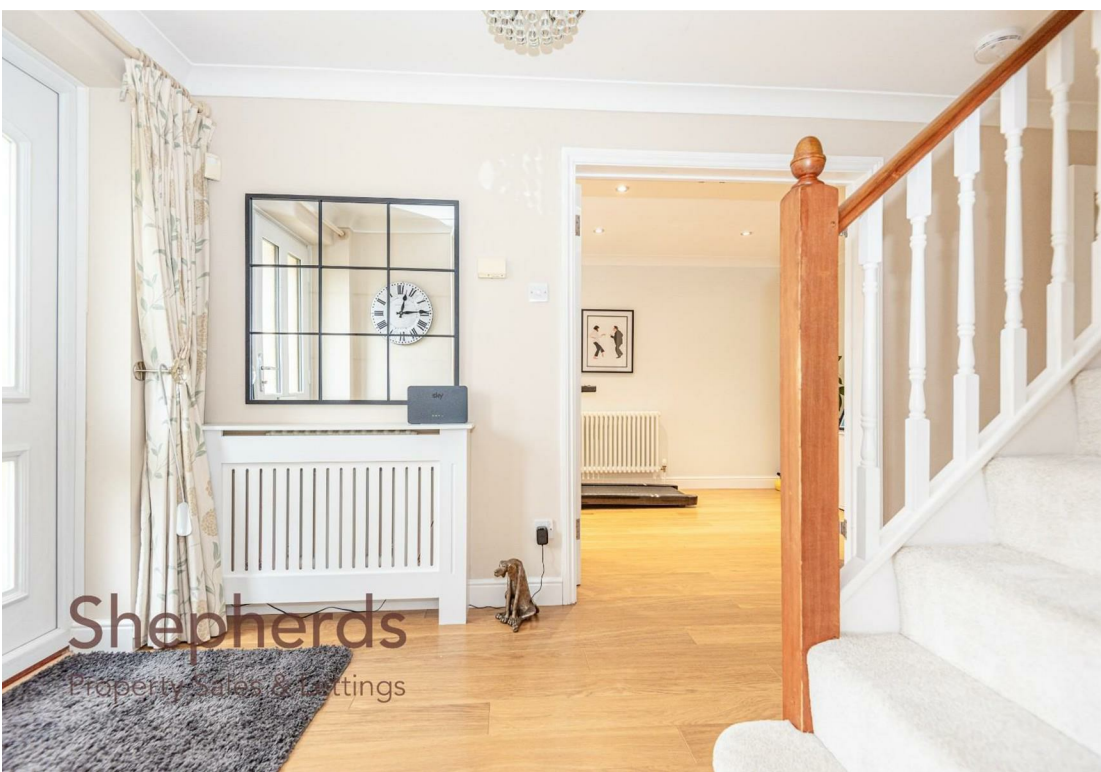
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Hickman Close | Broxbourne | EN10 7TD | £945,000





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# Hickman Close | Broxbourne | EN10 7TD

Welcome to Hickman Close, Broxbourne - a charming detached house built in 1997 that exudes elegance and modernity. This extended property boasts 4 double bedrooms, offering ample space for a growing family or those who love to entertain guests.

As you step inside, you are greeted by a magnificent open-plan kitchen/dining room that seamlessly flows into a stunning orangery, creating a bright and airy space perfect for hosting gatherings or simply enjoying a quiet morning with a cup of tea.

In addition to the spacious bedrooms, this house features 2 further reception rooms, a modern bathroom, an en-suite, and a cloakroom, providing all the comfort and convenience you could desire. The utility room adds a practical touch to this already impressive property.

The house is decorated throughout in a clean, modern style, creating a sleek and inviting atmosphere. With UPVC double glazing, gas central heating to radiators, and fitted shutters and blinds, this home offers both style and functionality.

Conveniently located within walking distance of Broxbourne School, Broxbourne Station, The Hertfordshire Golf and Country Club, and local parks perfect for dog walking, this property truly offers the best of both worlds - a peaceful retreat with easy access to amenities.

Don't miss the opportunity to make this house your home and enjoy the comfort, style, and convenience it has to offer. Contact us today to arrange a viewing and take the first step towards owning your dream home in Broxbourne.

- 4 Double Bedrooms
- 2 Bathrooms & Cloakroom
- Stunning Kitchen/Diner
- Orangery with Bi Fold Doors
- Gas Central Heating
- UUPVC Double Glazing
- Utility Room
- 4 Car Driveway & Garage
- Quartz Worksurfaces in Kitchen



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Open Porch	Utility Room	Bedroom Three
Entrance Door	Cloak Room / W.C.	9'8 x 9'1 + wds
Reception Hall	First Floor Landing	Bedroom Four
15'5 x 7'	Bedroom One	10'5 x 10'3
Living Room	14'8 x 13'9 inc wds	Exterior
18'2 x 13'6	En-Suite Shower	Driveway for 4 Cars
Family Room	Bedroom Two	Front Garden
16'6 x 8'6	16'2 x 9'2 + wds	Secluded Rear Garden
Kitchen/ Dining Room	Family Bath/Shower	
30' x 9'7	9'9 x 6'2	
Orangery		
15'9 x 12'		





**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:  
Council:  
Tax Band:

Freehold  
Broxbourne Borough  
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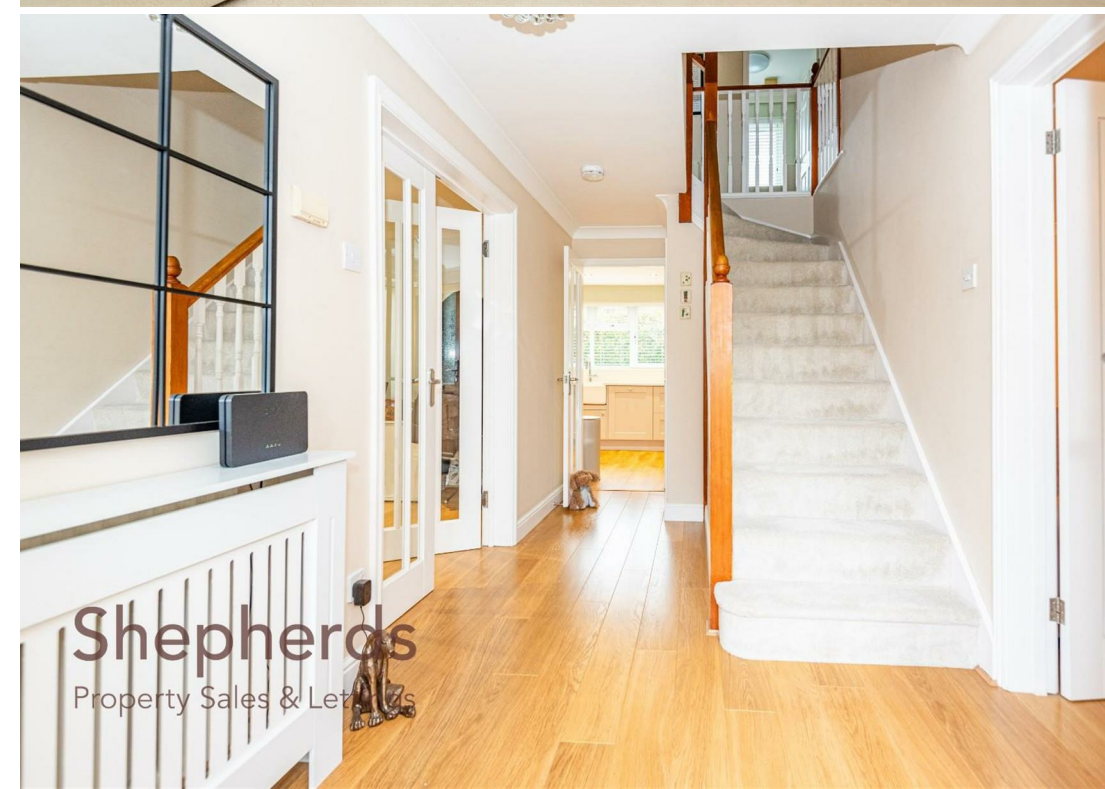




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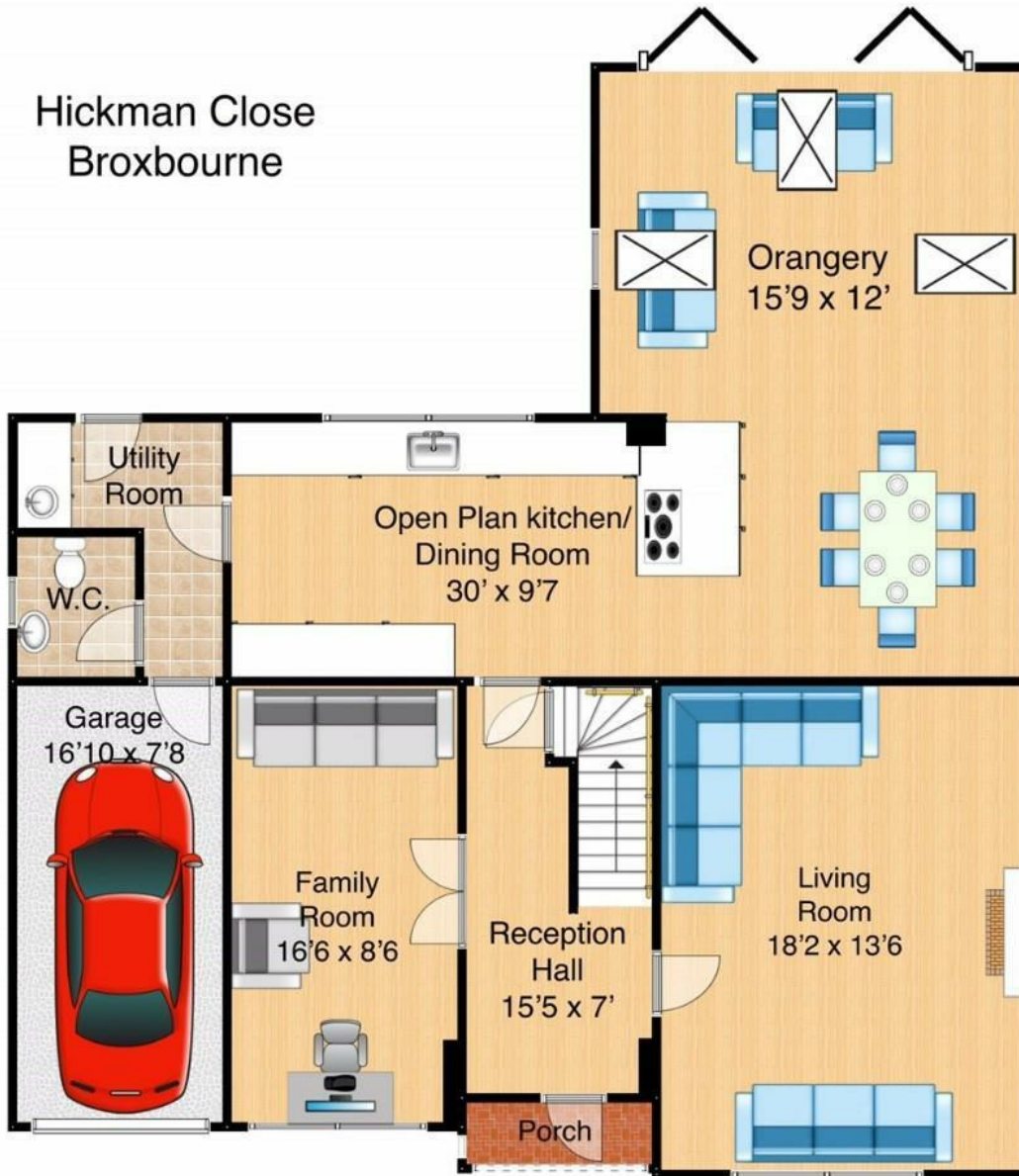




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# Hickman Close Broxbourne

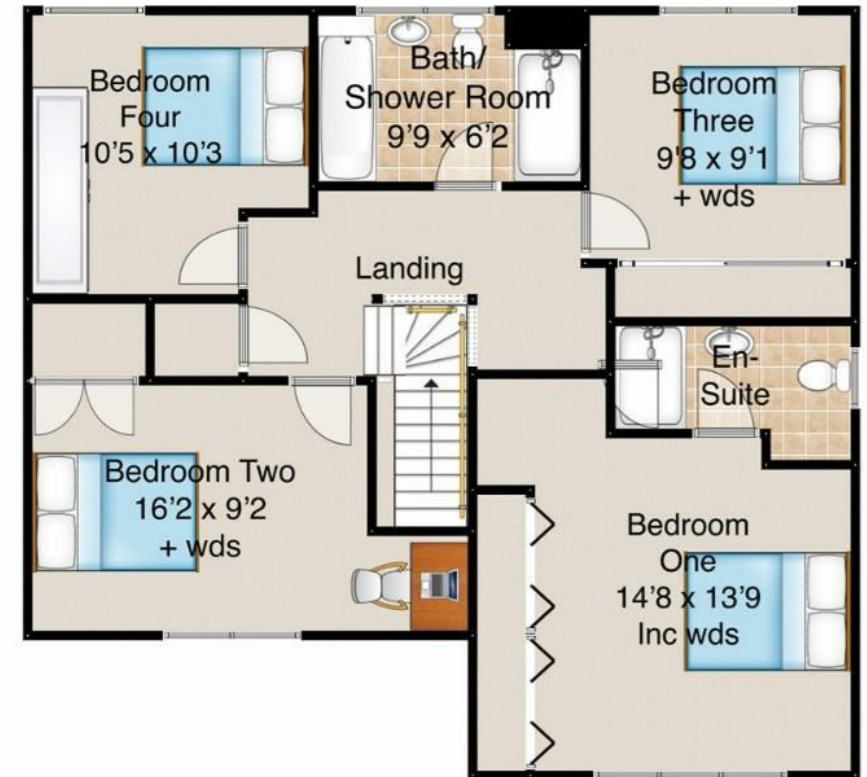


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Denotes Sklight window

Approx Sq Ft 1900 including garage







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### **CHESHUNT**

1 High Street, Cheshunt EN8 0BY

Sales: 01992 637351

Lettings: 01992 640824

[cheshunt@shepherdsestates.co.uk](mailto:cheshunt@shepherdsestates.co.uk)

### **HODDESDON**

37 High Street, Hoddesdon EN11 8TA

Sales: 01992 440044

Lettings: 01992 449501

[enquiries@shepherdsestates.co.uk](mailto:enquiries@shepherdsestates.co.uk)

**FINE & COUNTRY**

