



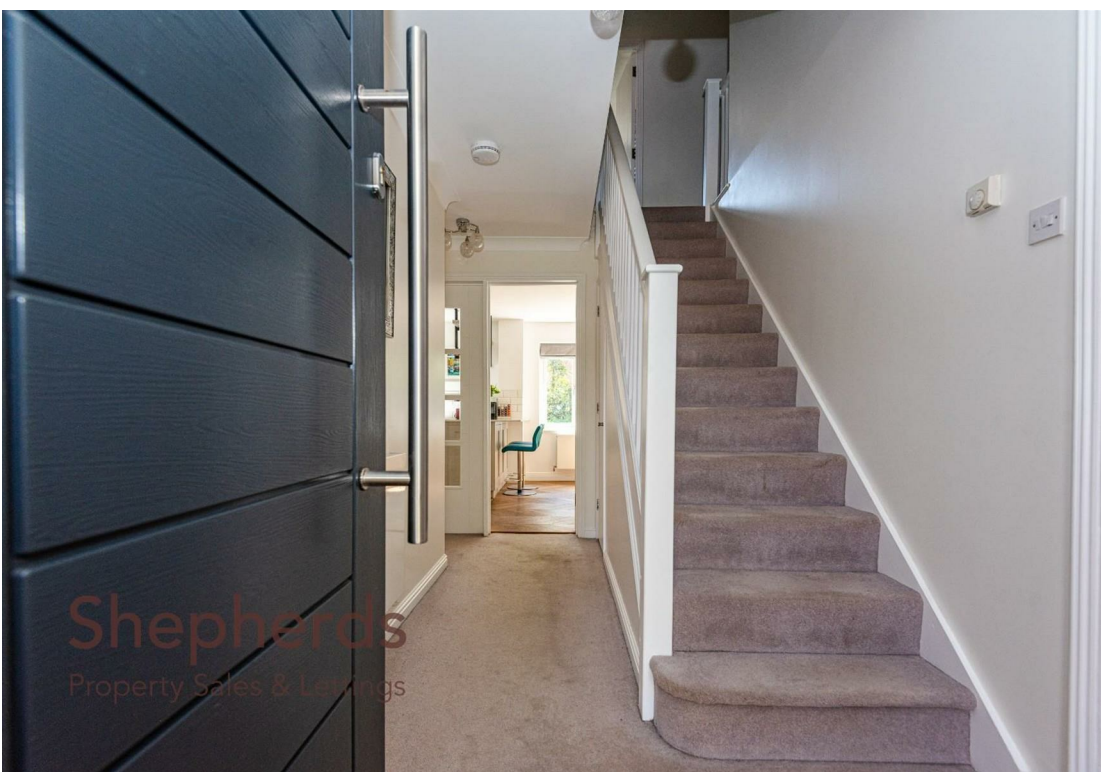
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Overlord Close | Broxbourne | EN10 7TG | £925,000





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# Overlord Close | Broxbourne | EN10 7TG

Welcome to Overlord Close, Broxbourne - a stunning detached house that offers a perfect blend of space, style, and comfort. This tastefully extended property boasts four double bedrooms, two with en-suites, two reception rooms, providing ample space for a growing family or those who love to entertain and an amazing kitchen/dining family room.

As you step inside, you are greeted by a beautiful living room featuring a cosy modern fire, seamlessly leading into the impressive kitchen/dining/family room. This modern space is equipped with modern appliances, electric underfloor heating, gas central heating, and large windows and doors that overlook the rear garden, creating a bright and inviting atmosphere throughout.

The ground floor also includes a utility room, cloakroom, and a playroom, offering versatility and functionality for everyday living. Two of the double bedrooms come with en-suite facilities, while the other two spacious double bedrooms are served by a contemporary bathroom, ensuring convenience and privacy for all residents.

Outside, the property continues to impress with a double-width driveway, garage, and a secluded west-facing garden. The garden features a large patio with a retractable awning, perfect for al fresco dining or relaxing in the sun. Additionally, there is a detached multifunctional outbuilding that can be transformed into a gym, office, or a "man cave", catering to various lifestyle needs.

Located in the sought-after area of Broxbourne, this property offers excellent road connections via the nearby A10 and easy access to a fast railway service to London Liverpool Street, Cambridge, and Stansted Airport. Whether you are looking for a peaceful retreat or a convenient commute, this house ticks all the boxes for a modern family home. Don't miss the opportunity to make this your own slice of paradise in Broxbourne.

The property has mains drainage, gas, electricity and water connected.

- Extended Detached House
- 4 Double Bedrooms
- 3 Bathrooms & Cloakroom
- West Facing Garden
- Garage & Driveway
- Garden Gym/ Office
- Gas Central Heating
- Kitchen/Family/Dining Room
- Playroom & Living Room



- Canopy Porch
- Entrance Door
- Entrance Hall
- Cloakroom
- Living Room  
18'9 x 11'10
- Kitchen/Dining Family Room  
30'1 x 11'5
- Utility Room  
11'2 x 5'2
- Playroom  
15'1 x 7'4
- Landing
- Bedroom Suite One  
14'10 x 12'1
- En-Suite Bathroom  
6'6 x 5'9
- Bedroom Suite Two  
11' x 9'6 +wds
- En- Suite Shower Room
- Bedroom Three  
19'10 x 11' + wds
- Family Bathroom  
7'8 x 6'2
- Bedroom Four  
16'7 x 10'8 +wds
- Exterior
- Front Garden & Driveway
- Garage  
18'9 x 7'7
- Rear Garden
- Detached Office /Gym  
14'9 x 7'4

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





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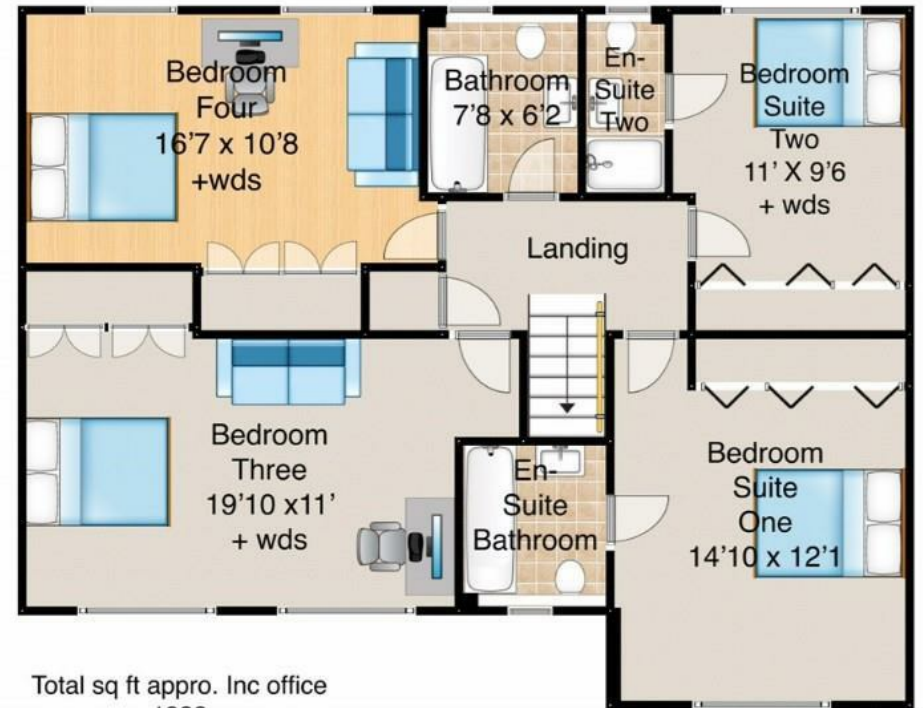
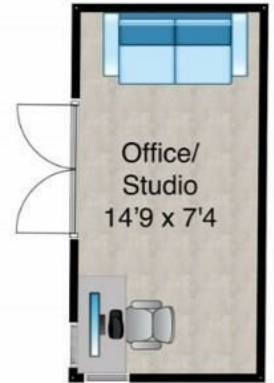


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# Overlord Close Broxbourne

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Total sq ft approx. Inc office  
1988





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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)

### **HODDESODON**

37 High Street, Hoddesdon EN11 8TA

Sales: 01992 440044  
Lettings: 01992 449501

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



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