



Shepherds  
Property Sales & Lettings



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Brickcroft | Broxbourne | EN10 6AR | £420,000



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# Brickcroft | Broxbourne | EN10 6AR

Situated in the sought-after area, this charming end-terrace house built in 1976 offers a wonderful opportunity for those looking to create their dream home. Boasting: Ground floor cloakroom, good size living room, kitchen, three bedrooms, and a recently fitted first floor wet room/shower, this property provides ample space for comfortable living, and has a garage en bloc close by.

Situated in a popular and well-regarded location, this home is perfect for those seeking a convenient lifestyle being within a short distance of Brookfield farm shopping center, local schools and Hertford regional college Turnford. Local buses are available close by along the high street.

Having been in the same family for many years and although in need of modernisation, this property presents a blank canvas for you to unleash your creativity and style. Imagine the possibilities of transforming this house into a modern and stylish abode that suits your taste and preferences.

A Chain Free sale is offered.

The property has Mains Gas, Electric, Water and Drainage.  
The property has Cavity Wall Insulation.

- End of Terrace House
- 3 Bedrooms
- 2 Reception Rooms
- Wet Room & Cloakroom
- Garage
- Gas Central Heating
- Kitchen
- Double glazing
- Chain Free Sale



Entrance Door

Entrance Lobby

4'11 x 3'

Cloakroom

6'3 x 3'4

Living Room

16'8 x 12'7

Dining Area

12'3 x 9'2

Kitchen

Landing

Bedroom One

12'7 x 10'5

Bedroom Two

12'7 x 8'10

Bedroom Three

9'5 x 7'5

Modern Wet Room Shower

7'8 x 6'

Exterior

Open Plan Front Garden

Rear Garden

65' with shed and green house

Garage En Block



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**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.

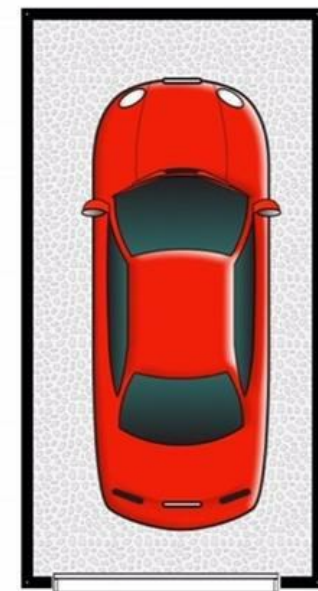
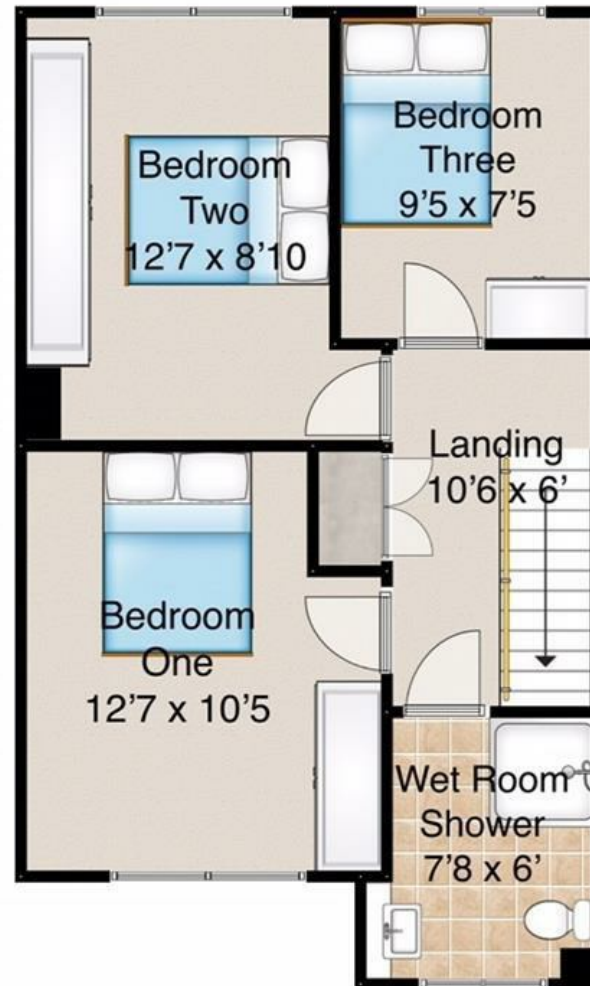
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**Tenure :** Freehold  
**Council:** Broxbourne Borough  
**Tax Band:** D



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# Brickcroft , Turnford



Garage En-Block

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

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Sales: 01992 637351  
Lettings: 01992 640824

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