



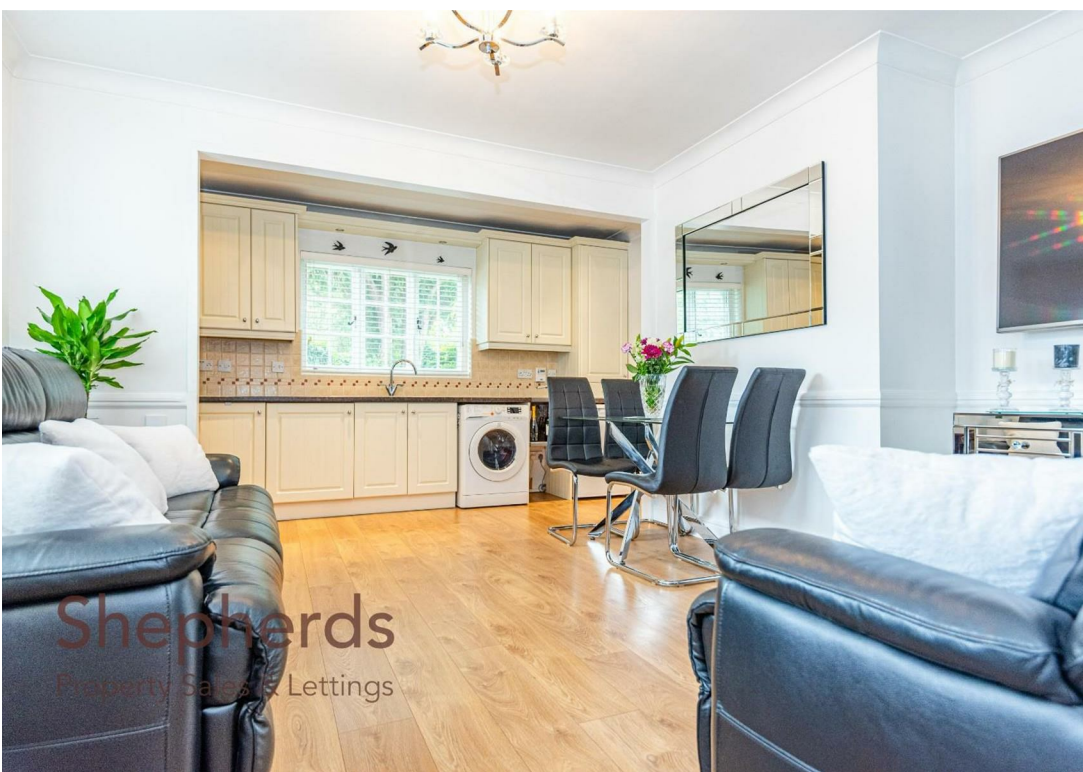
Shepherds

Property Sales & Lettings

164 High Road | Broxbourne | EN10 7BB | £285,000



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A photograph taken from inside a room, looking out through a window with white horizontal blinds. The blinds are partially open, revealing a lush garden scene. In the foreground, there are tall, thin grasses. In the middle ground, a dirt path leads through various green plants and trees. The background shows more trees and a clear sky. The overall atmosphere is bright and natural.

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Nestled in the historic charm of Broxbourne, this delightful period maisonette offers a unique opportunity to own a piece of history. Dating back to 1705, this property is located in a Grade II listed building that was converted in 1991, blending the allure of the past with modern comforts. The property will be sold CHAIN FREE.

Boasting a cosy reception room, a comfortable bedroom, and a well-appointed bathroom, this ground floor maisonette is perfect for those seeking a blend of character and convenience. The gas central heating ensures warmth throughout.

The property features a modern kitchen, ideal for whipping up delicious meals, and a gated allocated parking space for added convenience and extra visitors spaces. With parking for one vehicle, you can rest assured that your car will be safe and secure.

Situated within walking distance of the station along the picturesque New River, commuting is a breeze for residents of this charming abode. Whether you're a first-time buyer, downsizer, or investor, this maisonette offers a unique opportunity to own a piece of Broxbourne's rich heritage.

Don't miss out on the chance to make this enchanting property your own - schedule a viewing today and step into a world where history meets modern comfort.

The property benefits from Mains Gas, electric, water and drainage. A new roof was fitted in 2020.

Leasehold Information

125 year lease from 1991 (92 years Remaining) Ground Rent £200 a year (collected in 2 installments)

Maintenance Charge 2024 £843.75 a year (collected in 3 instalments)

- Ground Floor Maisonette
- Gas Central Heating
- Bedroom with Fitted Wardrobes
- Modern Fitted Kitchen
- CHAIN FREE SALE
- Gated Parking Area
- Communal Gardens
- Grade II Listed Building
- Walking Distance of Station



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Own Entrance Door

Gated Parking Area

Hall

! Parking Space

Living Room

Communal Grounds

13'8 x 12'3

kitchen

13'9 x 5'4

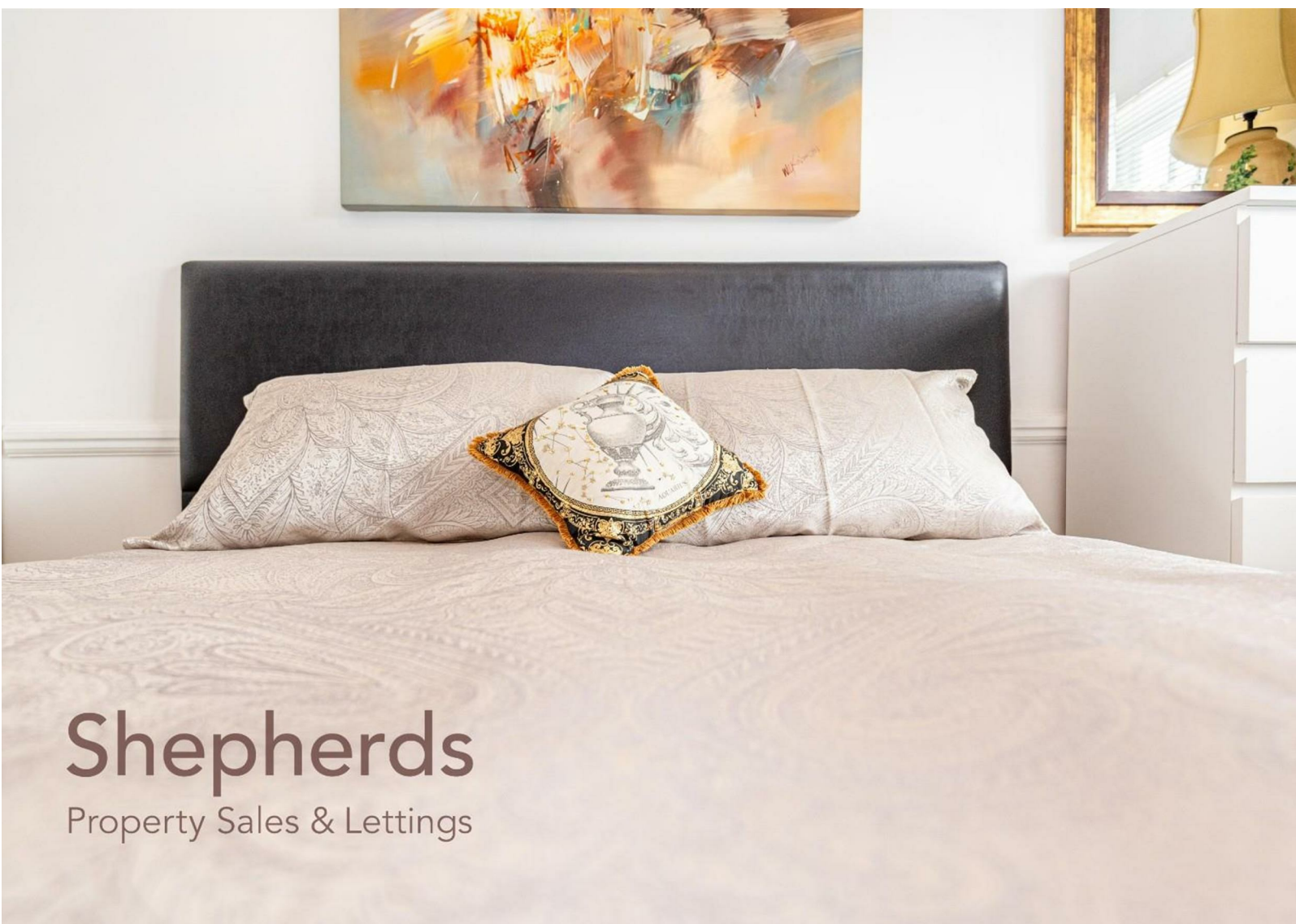
Bedroom

13'9 inc wds x 8'9

Bathroom

7'5 x 4'4

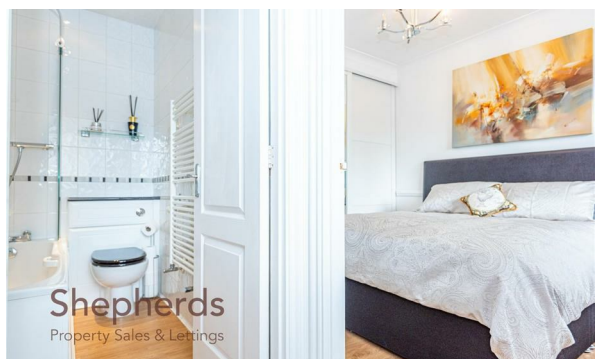
Exterior



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Tenure : Leasehold
Council: Broxbourne Borough
Tax Band: C



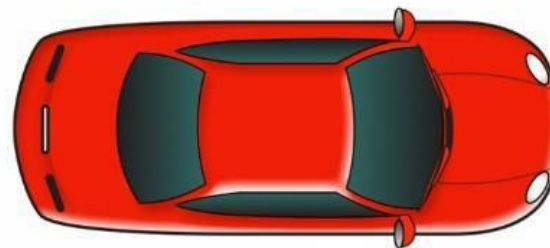
The Red House, High Road Broxbourne



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Total Approx Sq Ft 409

Parking Space





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Lettings: 01992 640824

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HODDESODON

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