



**Shepherds**

Property Sales & Lettings

Great Meadow | Broxbourne | EN10 6RP | £499,995



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# Great Meadow | Broxbourne | EN10 6RP

This charming two-bedroom detached bungalow in the sought-after Great Meadow, Broxbourne, presents a fantastic opportunity for those looking to create their dream home. Situated in a highly regarded cul de sac near The Lea Valley Park and Broxbourne Railway Station, this property offers a tranquil yet convenient lifestyle.

Upon entering, you are greeted by two reception rooms that provide ample space for relaxation and entertainment. The main living room/ dining area, perfect for hosting guests or enjoying family meals and a Sitting area. The kitchen, conveniently located off the living room, offers a practical layout for daily use.

The principal bedroom featuring a dressing area and an en-suite shower for added convenience. The property also includes a spacious main bathroom, ensuring comfort for all residents and visitors.

The rear garden is a delightful retreat, featuring a mix of lawn and patio areas, as well as a brick-built storage shed for your outdoor essentials.

Parking will never be an issue with space for up to 6 vehicles, along with a hard standing driveway leading to the attached garage and carport. The front garden is hard landscaped for an easy maintenance, adds to the property's curb appeal.

Great Meadow's proximity to The Lea Valley Park and The River Lea offers endless opportunities for outdoor activities and scenic walks. Additionally, local amenities including Broxbourne Schools, shops, and the Mainline Railway Station are just a short distance away, providing easy access to London Liverpool Street.

Don't miss out on the chance to transform this well-located bungalow into your ideal home. Book a viewing today and unlock the potential of this property in a prime Oxfordshire location.

Services connected :- Gas, Water, Drainage, and Electricity

- Detached Bungalow
- CHAIN FREE
- 2 Bedrooms
- Dressing Area and En-suite
- Family Bathroom
- Living/Dining Room
- Garage and Double Carport
- Gas Central Heating
- Cul-De-Sac Location



Open Porch

Entrance Door

Hallway

Living/ Dining Room

27'10 x 9'10

Sitting Area

9'9 x 7'5

Kitchen

11'6 x 7'4

Utility Cupboard

4'10 x 2'11

Bedroom One

11'1 x 10'11

Dressing Area

7'11 x 4'1 inc wds

En-Suite Shower Room

7'11 x 2'10

Bedroom Two

11'7 x 6'4

Family Bathroom

10'9 x 7'

Exterior

Front Garden

Driveway

Double Carport

33'6 x 7'11

Garage

16'7 x 7'11

Rear Garden

Garden Store

7'4 x 6'2



**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 :** Freehold  
**Council:** Epping Forest  
**Tax Band:** E



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# Great Meadow, Broxbourne



Bungalow Approx Sq Ft 836  
Garage. Approx Sq Ft. 128  
Carport. Approx. Sq Ft. 268  
Total. Approx. Sq Ft. 1232



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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)



**FINE & COUNTRY**

