



Shepherds
Property Sales & Lettings

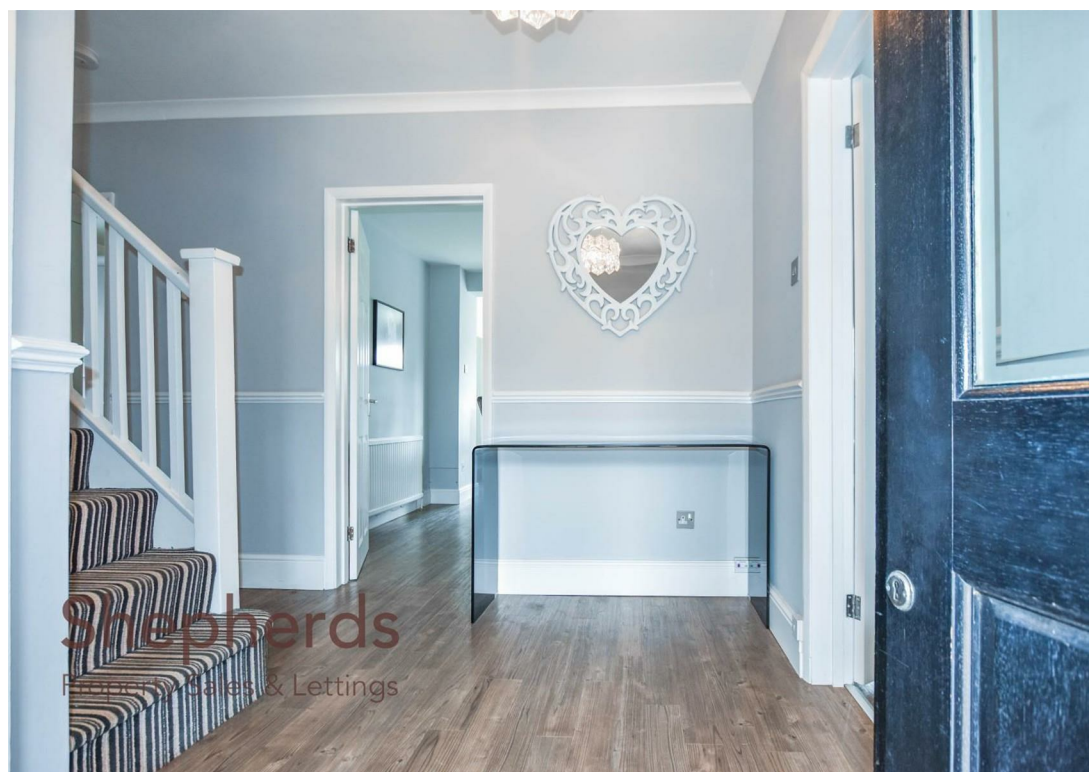


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Park Lane | Broxbourne | EN10 7PG | £925,000



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An immaculate, 4 bedroom, detached home located on the prestigious Park Lane in Broxbourne. The property boasts four reception rooms, four double bedrooms, a double garage and a bar/games room.

As you step inside, you are greeted by not just one, but four spacious reception rooms, offering ample space for entertaining guests or simply relaxing with your loved ones. The bespoke kitchen features fully integrated appliances and a breakfast bar. There is also a downstairs W/C. Upstairs, the property features four generously sized bedrooms, providing comfort and privacy for the whole family. The principle bedroom boasts a walk-in wardrobe and en suite for modern living. With two beautifully designed bathrooms, convenience is key in this luxurious home.

Externally, the many benefits of this impressive property continue with a large double garage, featuring a German engineered automatic door, and two driveways; parking will never be an issue with space for up to seven vehicles. The bar/games room is perfect for hosting friends and family, benefiting from full bi-folds, electric heating and a skylight. The garden has been relandscaped to a modern design but remains easy to maintain.

The property is close to sought-after primary and secondary schools, as well as the local shops, pubs and restaurants. Broxbourne Train Station is within walking distance and offers a fast line to London Liverpool Street.

Don't miss the opportunity to make this immaculate property your own. Contact us today to arrange a viewing and step into the lifestyle you've always dreamed of on Park Lane.

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

- Immaculate Detached Home
- Four Double Bedrooms
- Bespoke Kitchen
- Principle Bedroom Suite
- Bar / Games Room
- Modern Landscaped Garden
- Double Garage
- Large Driveway
- Highly Sought-After Location



Entrance Hall	Principle Bedroom Suite	Family Bathroom
	14'5 x 11'1	7'1 x 6'10
Living Room	En Suite	External
21'9 x 12'6	9'8 x 8'7	Bar / Games Room
Dining Room	Walk In Wardrobe	18'2 x 10'1
18'9 x 10'1	9'2 x 4'5	Double Garage
Kitchen	Bedroom Two	17'10 x 15'3
18'9 x 9'	18'11 x 11'7	Landscaped Rear Garden
Study / Sitting Room	Bedroom Three	Front Driveway
12'4 x 8'4	11'1 x 10'5	Rear Driveway
W/C	Bedroom Four	Agent Note
5'10 x 2'9	12'3 x 8'6	
First Floor Landing		
19'8 x 5'11		



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.

Agents Note: The owner of this property is related to a member of Shepherds Estate Agents Ltd

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Tenure: Freehold
 Council: Broxbourne Borough
 Tax Band: G



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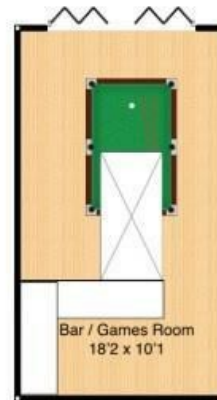
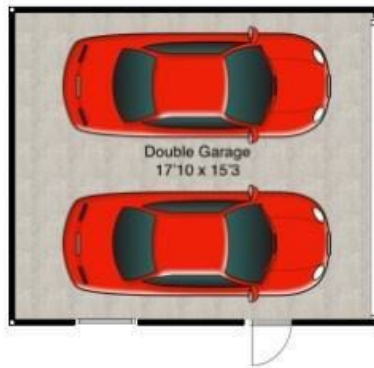


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Services & Lettings

Park Lane, Broxbourne

This floor plan is for guidance only and may not be accurate. Shepherds have added the furniture as a visual guide only and the items shown will not be included within the sale of the property. The floor plan is covered by the Copyright Act 1988 and may not be reused or edited without the consent of Shepherds Estate Agents Ltd.





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CHESHUNT

1 High Street, Cheshunt EN8 0BY

Sales: 01992 637351

Lettings: 01992 640824

cheshunt@shepherdsestates.co.uk

HODDESDON

37 High Street, Hoddesdon EN11 8TA

Sales: 01992 440044

Lettings: 01992 449501

enquiries@shepherdsestates.co.uk

FINE & COUNTRY

