

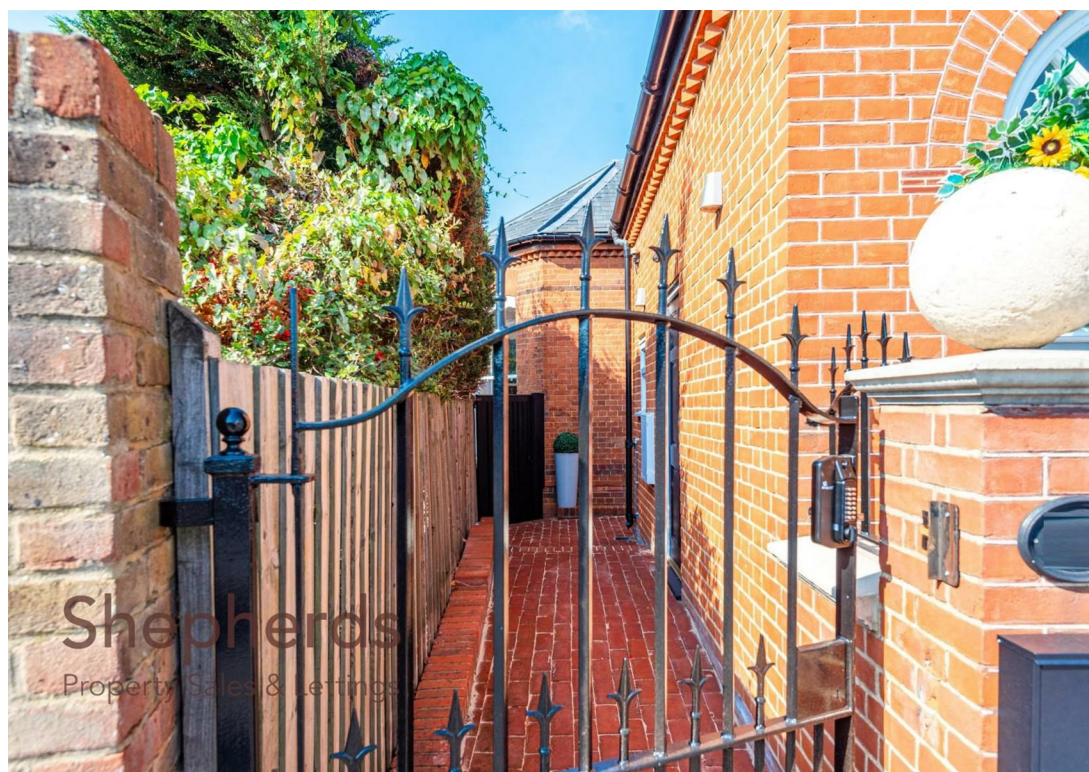


Shepherds



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Property Sales & Lettings

High Road | Broxbourne | EN10 7NF | £485,000





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Nestled in the historic High Road of Broxbourne, this charming period flat conversion is a true gem waiting to be discovered. Dating back to 1624, this character property boasts a delightful blend of old-world charm and modern convenience.

As you step inside, you are greeted by not one, but two inviting reception areas, offering ample space for relaxation and entertainment. With two cosy bedrooms, dressing area, a well-appointed bath/shower room, a guest cloakroom and a modern fitted kitchen complete with integrated appliances, this flat is perfect for those seeking comfort and style.

The spacious living/dining room is a standout feature, with its impressive 10ft high ceiling and a striking fireplace adding a touch of elegance to the space. The property also includes a study hallway area, ideal for those working from home or in need of a quiet reading nook.

One of the highlights of this property is its private rear garden, a rare find in a flat conversion. Imagine enjoying a cup of tea surrounded by lush greenery, a perfect retreat from the hustle and bustle of everyday life. And with allocated parking for two vehicles, convenience is truly at your doorstep.

Located just a stone's throw away from Broxbourne British Rail Station, the Lea Valley Nature Reserve, and local shops, this flat offers not just a home, but a lifestyle. Whether you're a nature enthusiast, a commuter, or someone who appreciates the charm of a period property, this flat has something for everyone.

Don't miss the opportunity to make this enchanting flat your own. With its character features, spacious layout, and prime location, this property is a rare find that ticks all the boxes. Book a viewing today and step into your new home in Broxbourne.

The property benefits from gas central heating to character radiators, mains electricity, water and sewage.

Leasehold information : 125 year lease on completion, Ground rent £250 per annum : Maintenance £200 for Building Insurance per Annum.



- Stunning Redecorated Property
- Bath/Shower Room & Cloakroom
- Basement Wine Cellar
- 2 Car Driveway
- Walking Distance of Station
- 2 Double Bedrooms
- Study Hallway
- Gas Central Heating
- Period Features



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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 : Leasehold
Council: Broxbourne Borough
Tax Band: D



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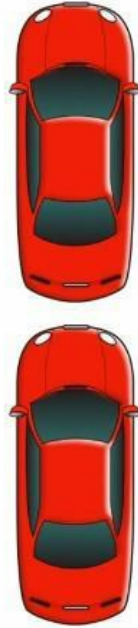
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- Entrance Door
- Entrance Porch
5'10 x 4'6
- Large Study Hallway
12'2 x 8'11 mx
- Large living/ Dining Room
20'10 x 15'11
- Inner Hall
- Kitchen
- Bedroom One
16'11 x 14'10
- Dressing Area
7'2 x 6'11
- Bath/Shower Room
8'5 x 7'8
- Bedroom Two
12'7 x 11'10
- Cloakroom
- Basement Storage
- Gated Access
- West Facing Private Garden
- Two Parking Spaces

High Road
Broxbourne



Tandem
Driveway



Basement Storage
Very Restricted
Head Height
5'5



This floor plan is for guidance only and may not be accurate. Shepherds have added furnishings as a visual guide only but 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.

Total Approx Sq Ft 1037
Not including basement





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HODDESDON

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