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Property Sales & Lettings

Winford Drive | Broxbourne | EN10 6PB | Offers Invited £220,000



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1 bed icon 1 bath icon 1 sofa icon E icon

# Winford Drive | Broxbourne | EN10 6PB

**Council: Broxbourne Brough Tax Band: C**

Welcome to Ashcroft Court, located in a prime spot in Broxbourne, this flat offers both comfort and convenience.

As you step into this property, you are greeted by a cosy reception room and the kitchen. The bedroom offers ample space, with a built in wardrobe. There is also a well sized bathroom. One of the bonuses of this property is the garage, providing plenty of storage. This is a rare find in the heart of Broxbourne.

Whether you are looking for your first home or a cosy place to downsize, this property ticks all the boxes. Ashcroft Court is ideally situated within a short walk of Broxbourne Station; with the fast railway service to London's Liverpool Street Station. The local shops are close by for every day living needs and Lea Valley Regional Park is a short walk away. Don't miss out on the opportunity to make this charming flat your own. Contact us today to arrange a viewing.

Leasehold Property with a 131 year Lease from 1973 (80 years remaining) : Maintenance £80 Per Month

- Top Floor Flat
- Double Bedroom
- Neutral Decoration
- Garage
- Modern Electric Heating
- Walking Distance to Broxbourne Station
- Riverside Setting
- Central Broxbourne Location
- Chain Free





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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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## Ashcroft Court, Broxbourne



Shepherds Sales & Lettings have produced this floorplan as a guide only and it may not be accurate. Shepherds have added furnishings as a visual guide only and they should not be considered as part of any sale or rental agreement.

### Rooms:

Communal  
Entrance Lobby

Entrance Hallway

Living Area  
14'8" x 10'7"  
(4.47 x 3.23)

Kitchen  
10'10" x 9'5"  
(max) (3.30 x 2.87  
(max))

Bedroom  
14'7" x 9'5" (max)  
(4.45 x 2.87  
(max))

Built-in-  
Wardrobes

Bathroom  
6'11" x 6'3" (max)  
(2.11 x 1.91  
(max))

Storage in  
Hallway

Garage

naea | propertymark

PROTECTED

arla | propertymark

PROTECTED



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### CESHUNT

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