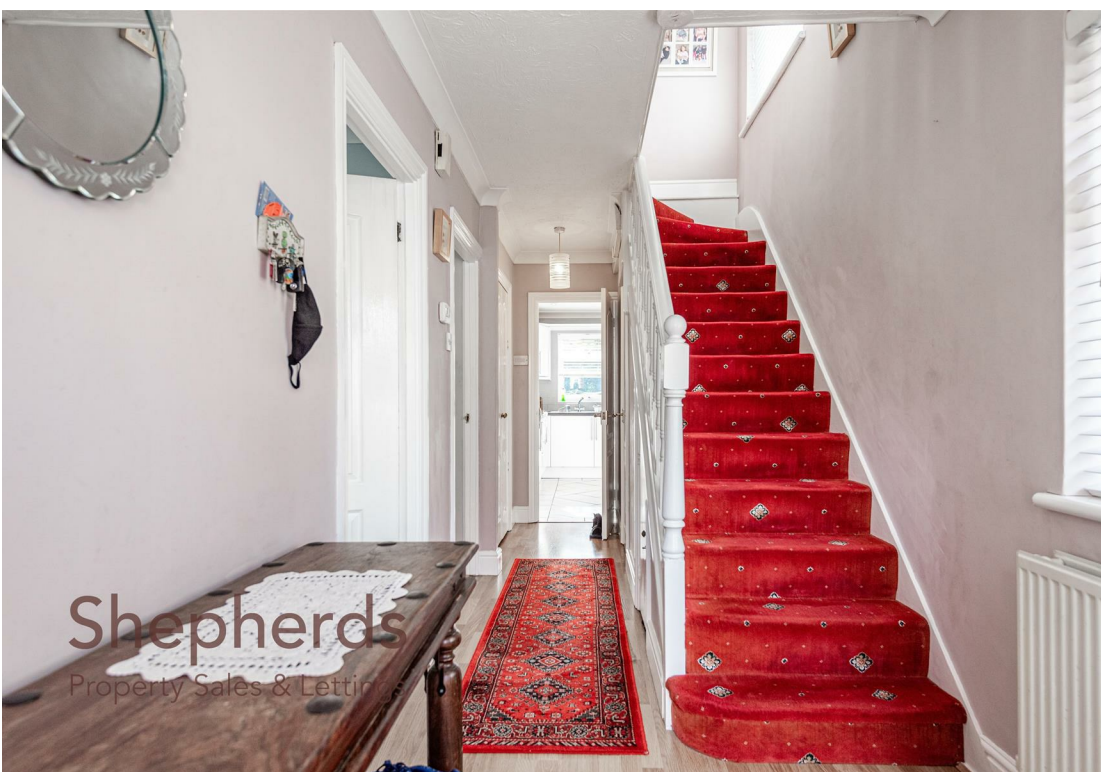




Shepherds
Property Sales & Lettings

Graham Avenue | Broxbourne | EN10 7DN | £649,995



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Nestled on the desirable Graham Avenue in Broxbourne, this charming semi-detached house from the 1950s offers a delightful living experience for families. Boasting 2 reception rooms and 4 bedrooms spread across 1,356 sq ft, this property provides ample space for comfortable living.

As you step inside, you are greeted by a warm and inviting sitting room, leading to a through living/dining room that opens up to the beautiful rear garden - perfect for hosting gatherings or simply enjoying a quiet evening. The ground floor also features a convenient downstairs cloak/shower room, a modern kitchen with a Breakfast area, and a useful utility room.

Venture upstairs to find three well-proportioned bedrooms and a contemporary family bathroom. The second floor reveals a spacious double bedroom with its own en-suite, offering a private retreat within the home and a large cloakroom.

Externally, this property doesn't disappoint, with parking space for 2/3 vehicles on the driveway and a well-maintained, secluded south facing rear garden - ideal for relaxation or play. Living here means being in close proximity to reputable schools like The Broxbourne School, Broxbourne train station, and all local amenities, ensuring convenience at your doorstep.

Don't miss the opportunity to make this lovely family home yours. Schedule an early viewing to truly appreciate all that this property has to offer.

Service connected include mains water, gas, electricity and water.



- Extended Semi Detached House
- 2 Bathrooms & a Cloakroom
- Kitchen/ Breakfast Room
- Utility Room
- Gas Central Heating
- 4 Bedrooms
- 2 Reception Rooms
- South Facing Garden
- 3 Car Driveway
- UPVC Double Glazing



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 :
Council:
Tax Band:

Freehold
Broxbourne
E



Entrance Porch

Entrance Hallway

18'10 x 6'

Shower/Cloakroom

7'2 x 2'8

Sitting Room

13'6 x 12'

Living/Dining Room

20'3 x 12'

Kitchen/ Breakfast Room

16'6 x 11'8 max

Utility Room

8'2 x 4'2

Landing

8'10 x 7'10

Bedroom Two

13'11 x 10'8 inc wds

Family Bathroom

7'10 x 5'6

Bedroom Three

11'6 x 10'1 inc wds

Bedroom Four

9'1 x 7'4

Second Floor

Bedroom One

15'3 x 12'6

Cloakroom

6' x 3'6

Exterior

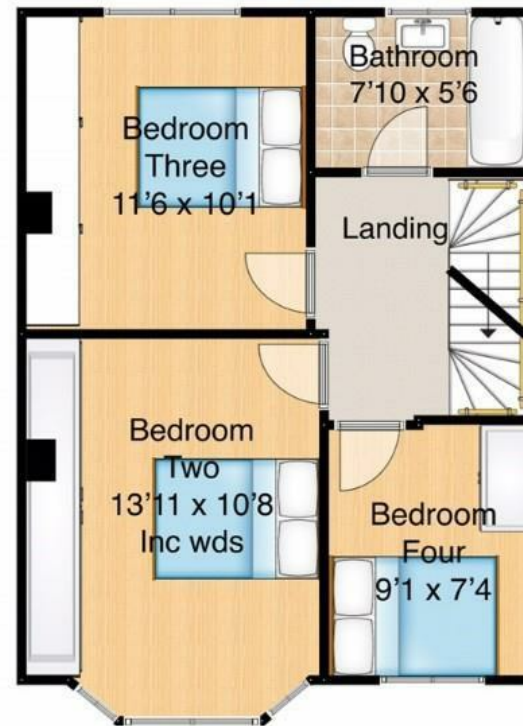
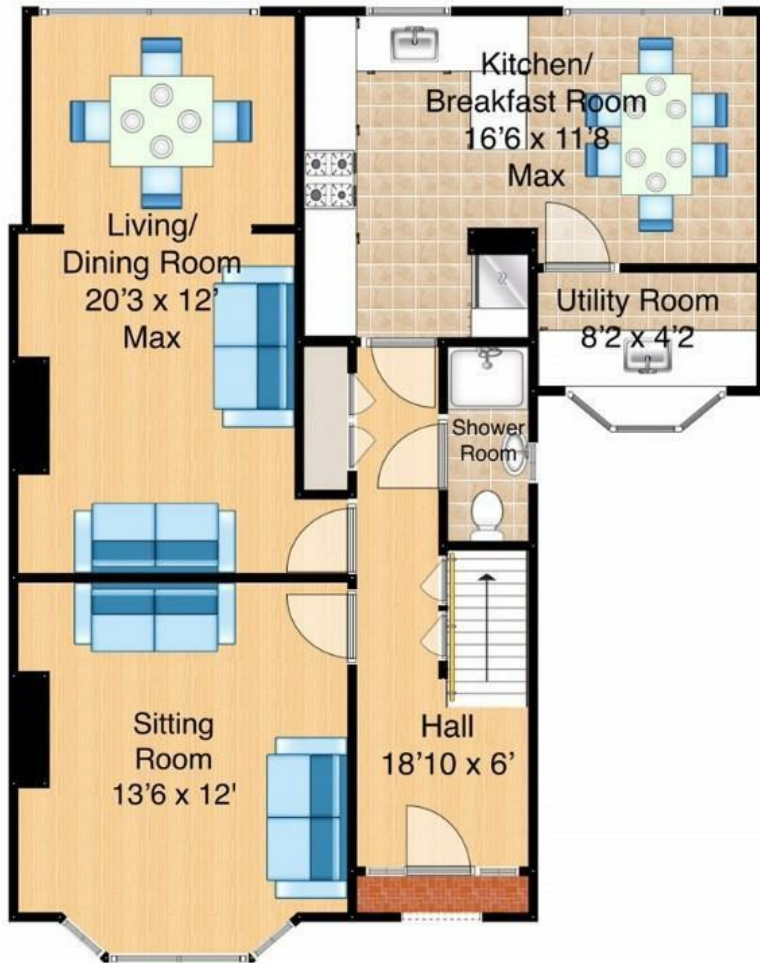
Driveway & Front Garden

South Facing Rear Garden

Graham Avenue Broxbourne



Total Approx Sq ft 1356



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



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FINE & COUNTRY

