



Shepherds
Property Sales & Lettings

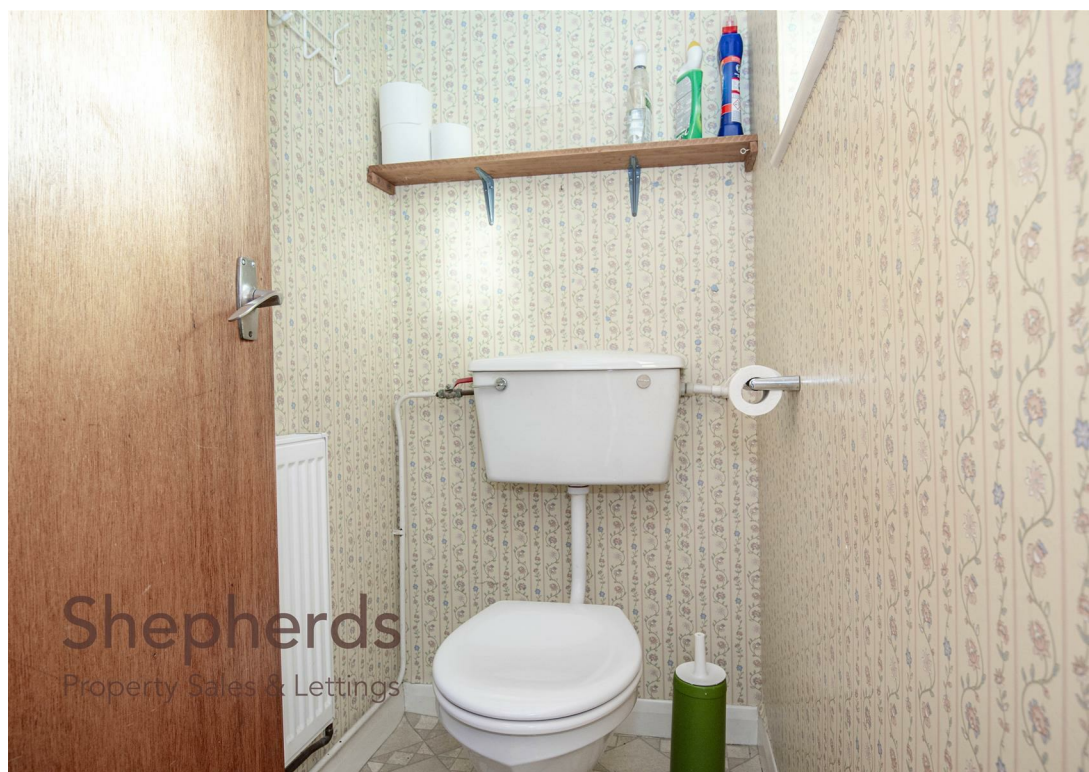


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St. Catherines Road | Broxbourne | EN10 7LG | £495,000



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St. Catherines Road | Broxbourne | EN10 7LG

Welcome to St. Catherines Road, Broxbourne - a prestigious location offering a charming end terrace house with great potential. This property boasts well proportioned accommodation perfect for entertaining guests or simply relaxing with your loved ones. With three bedrooms, there's ample space for a growing family or for those who enjoy having a home office or guest room.

The property features a good size garden to rear with workshop with the potential for converting back into a garage reached via rear access, plus off-street parking to front providing parking space for up to two vehicles, a rare find in this sought-after area.

Situated in a prestigious road in Broxbourne, this house offers a fantastic opportunity to create your dream home. With lots of scope for renovation and personalization, you can truly make this property your own, we are advised a new gas boiler was installed in 2023. Broxbourne over ground rail station is within a short distance offering the city commuter fast and frequent rail services into London Liverpool Street.

What's more, this property is chain-free, making the buying process smoother and more straightforward. Don't miss out on the chance to own a home in this desirable location with great potential.

*Mains gas * Mains Drainage * Mains Water * Mains Electric

- Prestigious Turning
- Goodsized rear garden
- End Terrace
- First floor bathroom
- Located short distance of Broxbourne station
- Three bedrooms
- Work shop or garage at rear
- Excellent potential
- Off Street parking to front
- Ground floor cloakroom



Entrance Porch

6'10 x 3'2

Cloakroom

Living Room

18'4 x 14'11

Dining Area

13'7 x 7'10

Garden Room

9'7 x 7'5

Kitchen/ Breakfast Room

20'2 x 6'11

Landing

Bedroom One

12'11 x 8'11

Bedroom Two

11'6 x 8'9

Bedroom Three

9'8 x 6'1

Shower Room

6' x 5'10

Exterior

Off Street Parking to front

Front Garden

Rear Garden

70'

Work shop/Garage

17'11 x 8'3



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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 : Freehold
Council: Broxbourne
Tax Band: E



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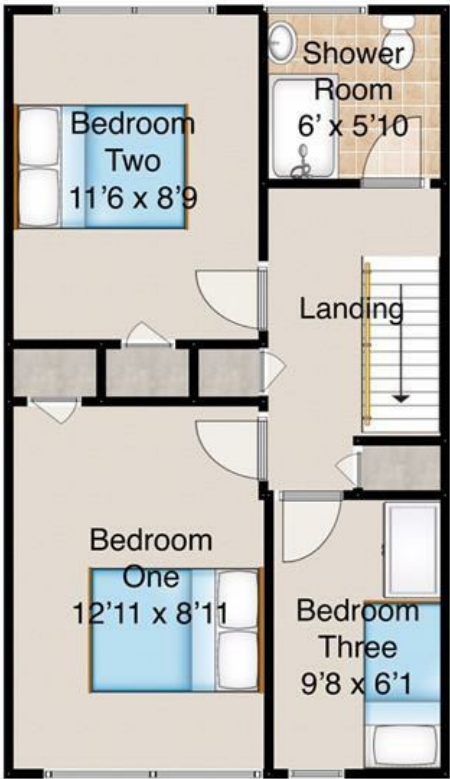
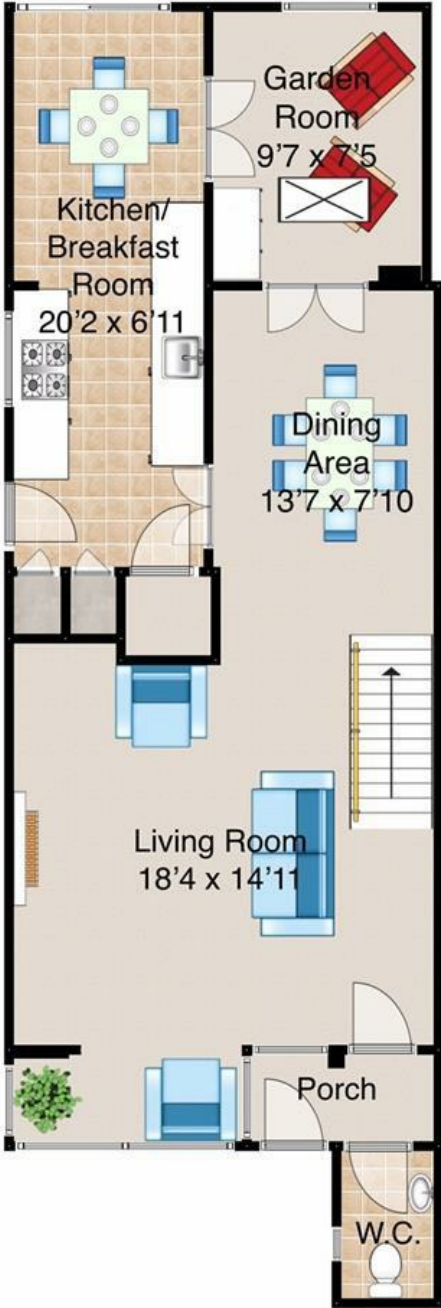
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St Catherines Road, Broxbourne

 Denotes Skilght Window



House. 977
 Garage. 140
 Total Approx Sq Ft 1117



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

