



Shepherds

Property Sales & Lettings

Old Nazeing Road | Broxbourne | EN10 6RW | £725,000



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A modern built 4 double bedroom semi detached house arranged on three floors backing onto the Lea Valley Nature Reserve and within walking distance of the popular Broxbourne station that has a 23 minute journey time to London's Liverpool Street station at peak times or out to Hertford, Harlow,Bishops Stortford, Stanstead Airport and Cambridge.

As you enter the property there is a large hallway with stairs leading to the first floor and a large cloakroom. There is a large modern kitchen that could accommodate a breakfast table if required and has an attractive view to the front garden, To the rear of the house is a large living room with doors to the garden and is open plan to the dining area, that has a feature lantern ceiling light and doors leading to the rear garden.

On the first floor the second sized double bedroom benefits from an en-suite cloakroom. Bedroom 3 and 4 are also double bedrooms and there is a large modern bathroom which also has a bath, shower cubicle, wash hand basin and w.c. The top floor has a principal bedroom suite with an en-suite bathroom with a velux window and a canted ceiling. Leading off this bedroom is a boiler room and eaves storage.

The house has a double length driveway with border areas and a pedestrian gate to the side that leads to the rear garden which is laid to lawn and has a patio area. At the end of the garden is a brick built workshop/shed and behind this are two sheds.

The house has modern insulation to help with the running costs, a modern gas central heating boiler and double glazed windows.

Broxbourne is a popular town on the Herts/Essex borders and has a range of schools both infant and secondary that are highly regarded.

NEAREST STATIONS
Broxbourne Station 0.7 miles : Rye House Station 2.3 miles : Cheshunt Station 2.5 miles :

- Purpose Built Semi
 - Modern Fitted Kitchen
 - Backing on to Lea Valley Park
- 4 Double Bedrooms
 - Detached Garden Store
 - Gas Central Heating
- Two Bathrooms & 2 Cloakrooms
 - Driveway
 - Large Open Plan Living Space



Entrance Door	Bedroom Three
Entrance Hallway	12' x 9'10
14'7 x 12' max	Family Bath/Shower
Cloakroom	11'3 x 7'
Living Room	Bedroom Four
18'3 x 12'1	12' x 8'
Dining Area	Second Floor Landing
11'5 x 11'3	Principal Bedroom Suite
Kitchen	19'3 x 14'8
16'6 x 11'	En-Suite Bathroom
First Floor Landing	Boiler Cupboard
Bedroom Two	Front Garden & Driveway
11'2 x 10'6	Rear Garden
En-Suite Cloakroom	Workshop and Store
	20'2 x 9'2



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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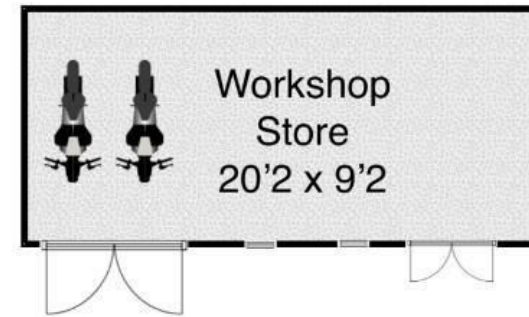
Tenure : Freehold
Council: Broxbourne Borough Council
Tax Band: E



Old Nazeing Road Broxbourne



☒ Denotes Skylight Windows



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

