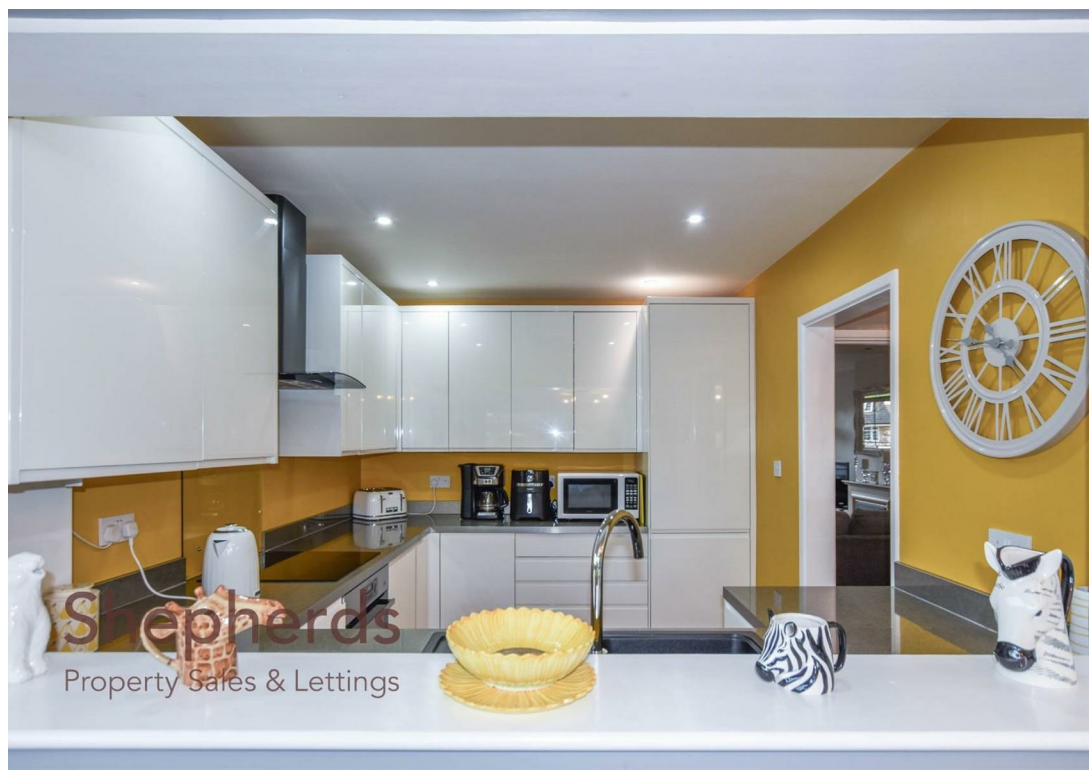
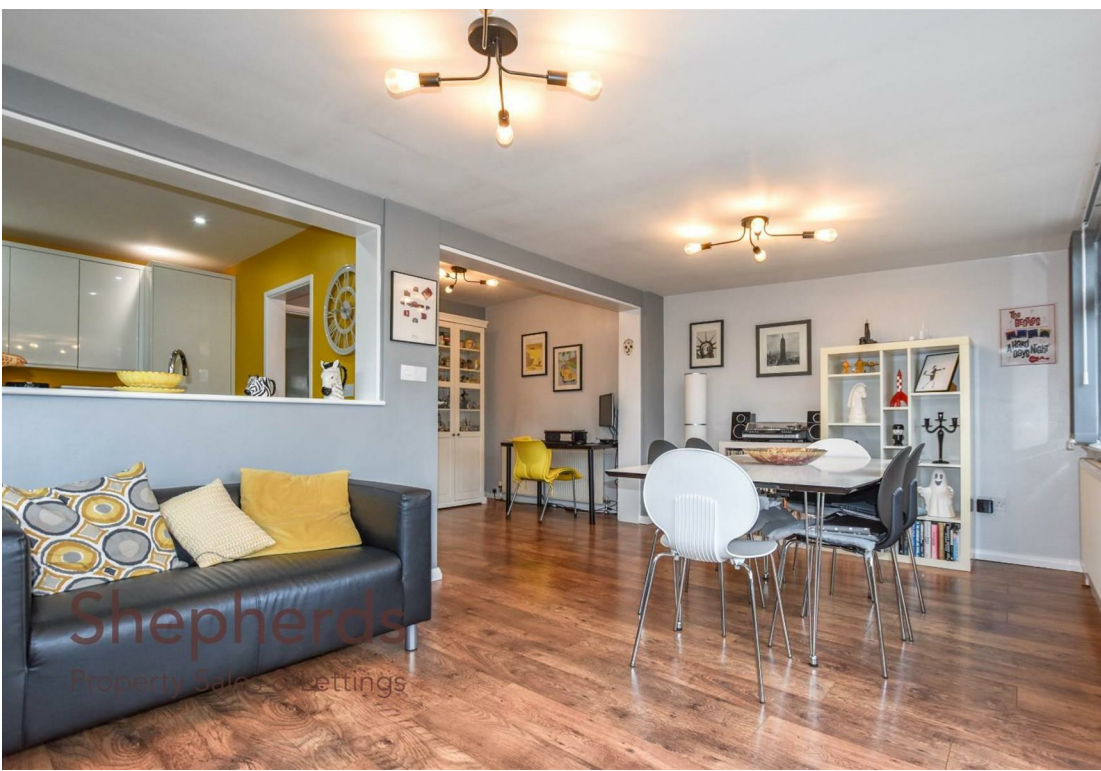




Shepherds
Property Sales & Lettings

Huntingdon Close | Broxbourne | EN10 6DR | £585,000



A modern kitchen interior featuring white high-gloss cabinets, a bright yellow wall, and a grey countertop. A stainless steel sink with a chrome faucet is on the left. To the right is a built-in oven with a stainless steel finish. Above the oven is a black range hood. A white electric kettle and some jars are on the counter. A window with a view of the outdoors is in the background. The floor is made of dark wood.

Shepherds
Property Sales & Lettings

Huntingdon Close | Broxbourne | EN10 6DR

Located down Huntingdon Close, Broxbourne, is this delightful 3 bedroom semi-detached house. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The living room and rear extension provide ample opportunity for relaxation and entertaining, making it easy to host gatherings with friends and family.

The house features a well-appointed bathroom, ensuring that daily routines are both practical and pleasant. One of the standout features of this property is the generous parking availability, accommodating up to three vehicles on the driveway and space on the road for visitors, which is a rare find in this desirable location.

Externally, the property offers a front driveway, detached garage and a stunning rear garden with access to the New River.

Broxbourne is known for its excellent transport links, with Broxbourne Train Station only 1.7 miles away. Local shops, schools, and parks are all within easy reach. This home not only offers a comfortable living space but also the chance to enjoy the vibrant lifestyle that Broxbourne has to offer. The New River runs along past the road, with a path for walks.

In summary, this semi-detached house on Huntingdon Close is a wonderful opportunity for those looking to settle in a welcoming neighbourhood. With its spacious layout and convenient parking, it is sure to appeal to a variety of buyers. Do not miss the chance to make this lovely property your new home.

Services Connected:
Mains Gas, Mains Electricity, Mains Water and Mains Drainage.

- Delightful 3 Bed Home
- Well Presented Throughout
- Open Plan Rear Extension
- Spacious Living Room
- W.C / Utility Room
- Peaceful Location
- Front Driveway
- Detached Garage
- New River Walks



Entrance Hall	Bedroom One
Living Room	14' x 10'6 max
19'8 x 14'5 max	Bedroom Two
Kitchen	12'9 x 9'4 max
10'5 x 8'5	Bedroom Three
Office	9'9 x 8'6
8'8 x 7'4	Bathroom
Dining Room	5'11 x 4'11
18'3 x 9'11	External
W.C / Utility	Front Driveway
6'7 x 5'4	Detached Garage
C/D	19'5 x 8'2
First Floor Landing	Rear Garden



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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.

3 1 2 D

Tenure : Freehold
Council: Broxbourne Borough
Tax Band: E



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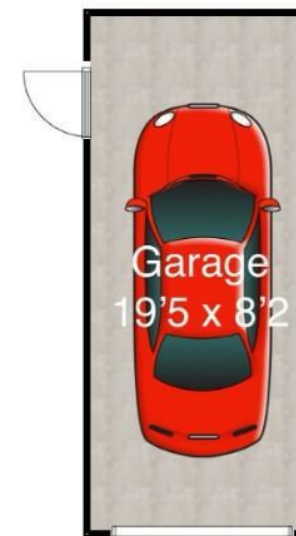
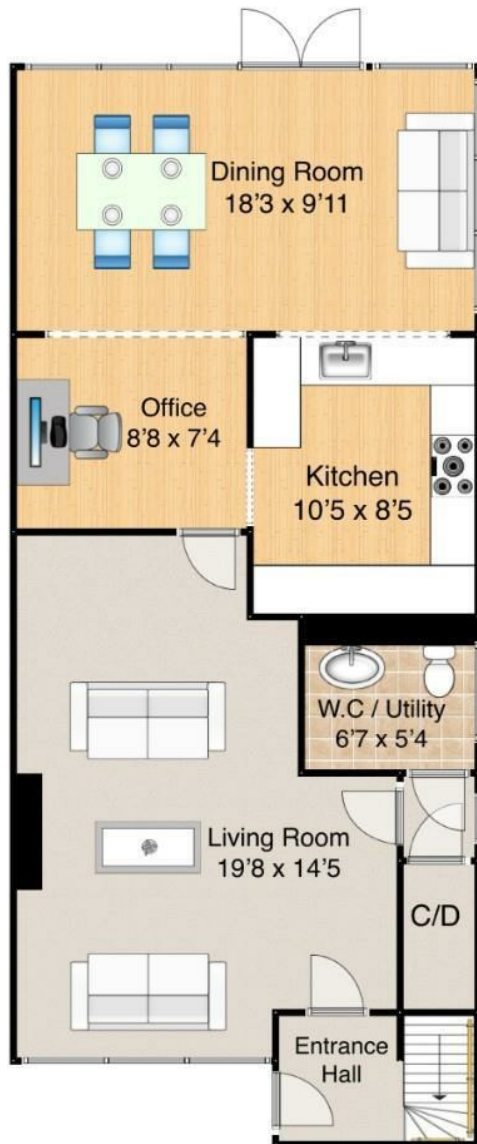
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Huntingdon Close, Broxbourne

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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