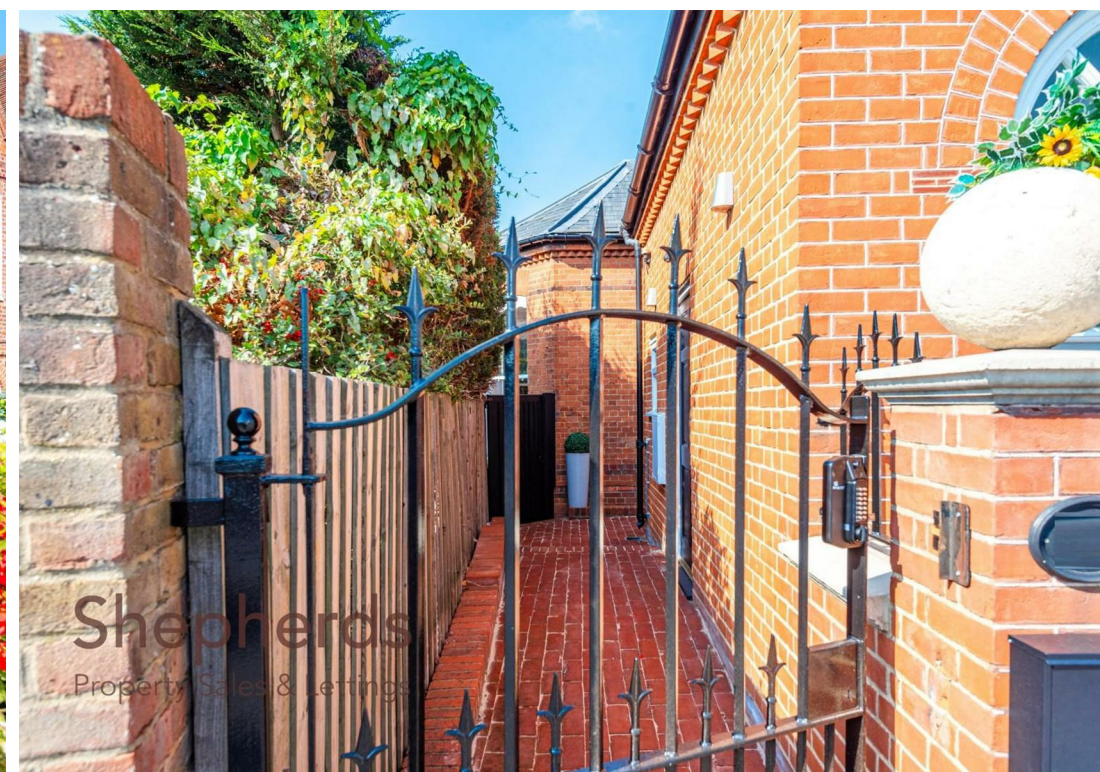




**Shepherds**  
Property Sales & Lettings

High Road | Broxbourne | EN10 7NF | £485,000





Shepherds  
Property Sales & Lettings

# High Road | Broxbourne | EN10 7NF

Nestled in the historic High Road of Broxbourne, this charming period flat conversion is a true gem waiting to be discovered. Dating back to 1624, this character property boasts a delightful blend of old-world charm and modern convenience.

As you step inside, you are greeted by not one, but two inviting reception areas, offering ample space for relaxation and entertainment. With two cosy bedrooms, dressing area, a well-appointed bath/shower room, a guest cloakroom and a modern fitted kitchen complete with integrated appliances, this flat is perfect for those seeking comfort and style.

The spacious living/dining room is a standout feature, with its impressive 10ft high ceiling and a striking fireplace adding a touch of elegance to the space. The property also includes a study hallway area, ideal for those working from home or in need of a quiet reading nook.

One of the highlights of this property is its private rear garden, a rare find in a flat conversion. Imagine enjoying a cup of tea surrounded by lush greenery, a perfect retreat from the hustle and bustle of everyday life. And with allocated parking for two vehicles, convenience is truly at your doorstep.

Located just a stone's throw away from Broxbourne British Rail Station, the Lea Valley Nature Reserve, and local shops, this flat offers not just a home, but a lifestyle. Whether you're a nature enthusiast, a commuter, or someone who appreciates the charm of a period property, this flat has something for everyone.

Don't miss the opportunity to make this enchanting flat your own. With its character features, spacious layout, and prime location, this property is a rare find that ticks all the boxes. Book a viewing today and step into your new home in Broxbourne.

The property benefits from gas central heating to character radiators, mains electricity, water and sewage.

Leasehold information : 125 year lease on completion, Ground rent £250 per annum : Maintenance £200 for Building Insurance per Annum.



- Stunning Redecorated Property
- Bath/Shower Room & Cloakroom
- Basement Wine Cellar
- 2 Car Driveway
- Walking Distance of Station
- 2 Double Bedrooms
- Study Hallway
- Gas Central Heating
- Period Features



**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:**

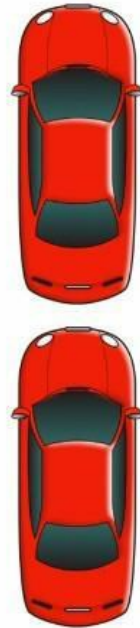
**Leasehold**  
**Broxbourne Borough**  
**D**



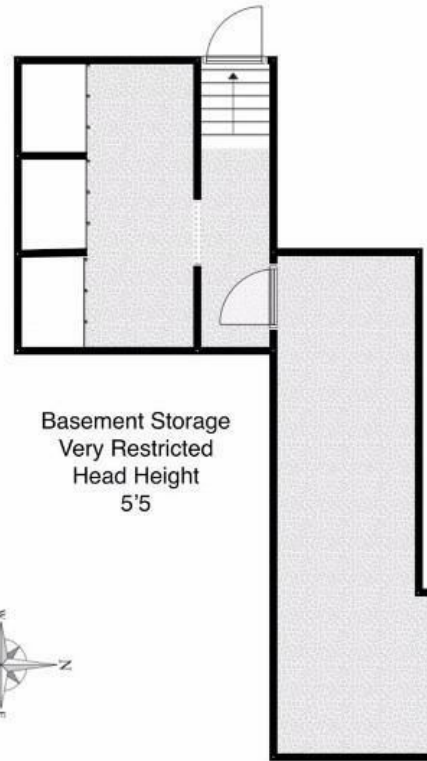


|                           |                            |
|---------------------------|----------------------------|
| Entrance Door             | Dressing Area              |
| Entrance Porch            | 7'2 x 6'11                 |
| 5'10 x 4'6                | Bath/Shower Room           |
| Large Study Hallway       | 8'5 x 7'8                  |
| 12'2 x 8'11 mx            | Bedroom Two                |
| Large living/ Dining Room | 12'7 x 11'10               |
| 20'10 x 15'11             | Cloakroom                  |
| Inner Hall                | Basement Storage           |
| Kitchen                   | Gated Access               |
| Bedroom One               | West Facing Private Garden |
| 16'11 x 14'10             | Two Parking Spaces         |

High Road  
Broxbourne



Tandem  
Driveway



Basement Storage  
Very Restricted  
Head Height  
5'5'

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

Total Approx Sq Ft 1037  
Not including basement



Living/Dining  
Room  
20'10 x 15'11

Bedroom  
Two  
12'7 x 11'10

Kitchen  
12'4 x 8'2

Bedroom  
One  
16'1 x 14'10

Study Hallway  
12'2 x 8'11 max

Entrance  
Porch  
5'10 x 4'6

W.C.

Lobby

Bath/  
Shower  
Room  
8'5 x 7'8

Stairs Down  
To Cellar

Denotes  
Skylight

Dressing  
Area  
7'2 x 6'11



**Shepherd's**  
Property Sales & Lettings

## CHESHUNT

1 High Street, Cheshunt EN8 0BY

Sales: 01992 637351  
Lettings: 01992 640824

[cheshunt@shepherdsestates.co.uk](mailto:cheshunt@shepherdsestates.co.uk)

## HODDESDON

37 High Street, Hoddesdon EN11 8TA

Sales: 01992 440044  
Lettings: 01992 449501

[enquiries@shepherdsestates.co.uk](mailto:enquiries@shepherdsestates.co.uk)

**FINE & COUNTRY**

