



Shepherds

Property Sales & Lettings

Lammasmead | Broxbourne | EN10 6PG | £565,000





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Nestled in the charming location of Lammasmead, Broxbourne, this delightful detached house from the late 1970s offers a perfect blend of space, comfort, and modern amenities.

As you step inside, you are greeted by three inviting reception areas that provide ample space for relaxation and entertainment. The property boasts three well-appointed bedrooms, ensuring plenty of room for the whole family. The house also features a modern fitted kitchen with integrated appliances, including a convenient water softener, perfect for culinary enthusiasts.

One of the highlights of this property is the beautifully landscaped rear garden, offering a tranquil retreat for outdoor gatherings or simply unwinding after a long day. Additionally, there is a timber store and a shed at the rear, both equipped with power, providing extra storage space or potential for a workshop.

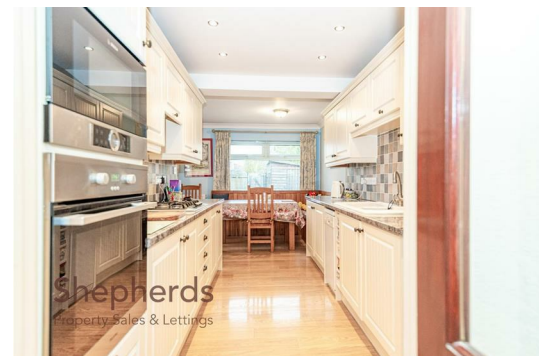
With the convenience of gas central heating and UPVC double glazing, this home ensures warmth and energy efficiency throughout the year. The bath/shower room and downstairs cloakroom add to the practicality of this charming abode.

Parking will never be an issue with a garage and a driveway for two cars, making it ideal for families or those who enjoy having guests over. The property's extension to the front and rear further enhances the living space, offering versatility and comfort.

Don't miss the opportunity to make this house your home and enjoy the peaceful surroundings of Lammasmead while still being within easy reach of local amenities. Book a viewing today and step into your future in this wonderful property.

Services connected

The property has gas, electric, water and drainage connected. The property has not flooded in the last 5 years.



- Detached House
- Bath/Shower Room & Cloakroom
- Garage & Driveway
- UPVC Double Glazing
- Access to Lea Valley Park
- 3 Bedrooms
- 3 Reception Areas
- Rear Garden
- Gas Central Heating
- Access to Local Schooling



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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 :
Council:
Tax Band:

Freehold
Broxbourne
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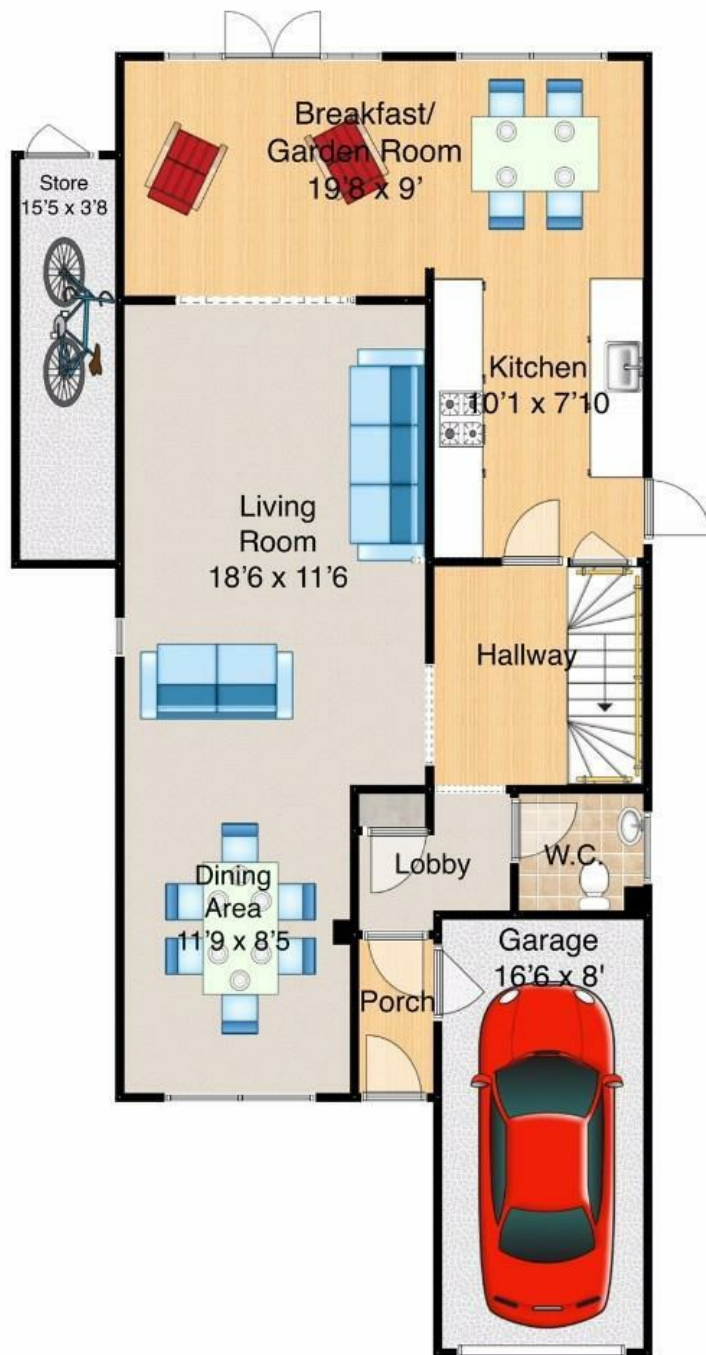


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Entrance Porch	Bath/ Shower Room
Lobby	Bedroom Two
W.C.	11'7 x 10'1
Hallway	Bedroom Three
Living Room	9'10 x 7'11
18'6 x 11'6	Exterior
Dining Area	Front Driveway
11'9 x 8'5	Garage
Kitchen	16'6 x 8'
10'1 x 7'10	Rear Garden
Breakfast/ Garden Room	Shed
19'8 x 9'	10'10 x 5'10
Landing	Store
Bedroom One	15'5 x 3'8
13' x 11'7	



Lammasmead Wormley, Broxbourne

House and Garage approx sq ft 1282



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