



Shepherds
Property Sales & Lettings



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Lammasmead | Broxbourne | EN10 6PG | £547,250





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Situated in the charming cul de sac location of Lammasmead Broxbourne, this delightful extended Detached family home offers a perfect blend of space, comfort, and modern amenities.

As you step inside, you are greeted by three reception areas, generous kitchen/dining room with integrated appliances, cloakroom, then to the first floor there are three well-appointed bedrooms and family bathroom/WC. ensuring plenty of room for the whole family.

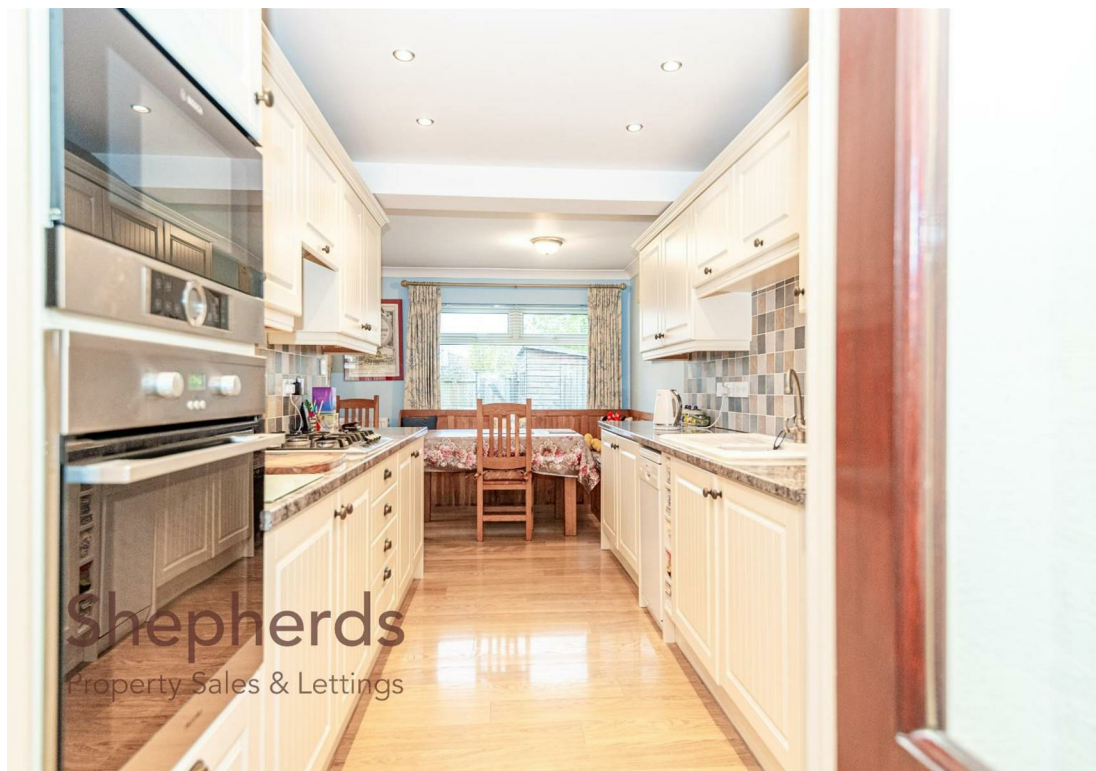
One of the highlights of this property is the beautifully landscaped rear garden, offering a tranquil retreat for outdoor gatherings or simply unwinding after a long day. Additionally, there is a timber store and a shed at the rear, both equipped with power, providing extra storage space or potential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

With the convenience of gas central heating and UPVC double glazing, this home ensures warmth and energy efficiency throughout the year.

Parking will never be an issue with a garage and a driveway for two cars. The property is extended to the front and rear further enhances the living space.

Don't miss the opportunity to make this house your home while still being within easy reach of local amenities which we are informed includes Broxbourne School Catchment. Intending purchasers should make their own checks on school catchments prior to purchase.

*Mains gas *Mains electric *Mains water * Mains drainage



- 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



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.

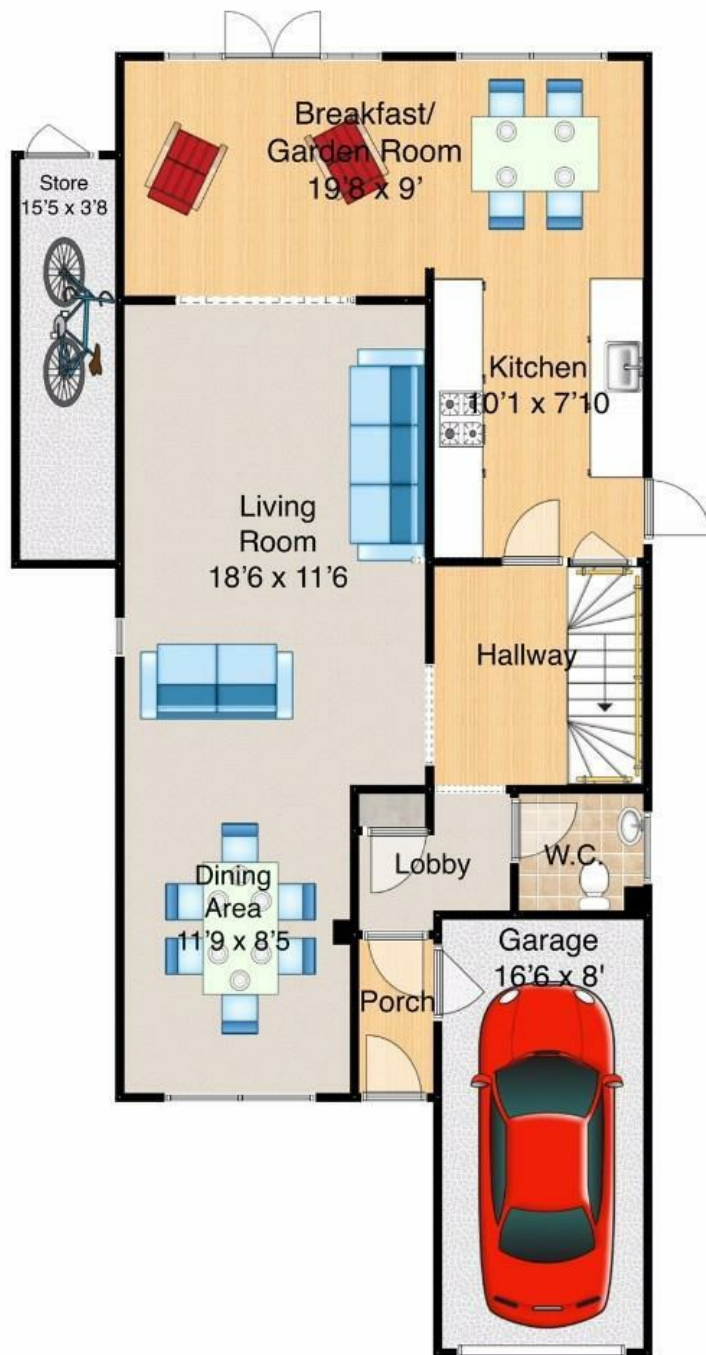


Tenure :
Council:
Tax Band:

Freehold
Broxbourne
E



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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CHESHUNT

1 High Street, Cheshunt EN8 0BY

Sales: 01992 637351
Lettings: 01992 640824

cheshunt@shepherdsestates.co.uk

HODDESDON

37 High Street, Hoddesdon EN11 8TA

Sales: 01992 440044
Lettings: 01992 449501

enquiries@shepherdsestates.co.uk

FINE & COUNTRY

