

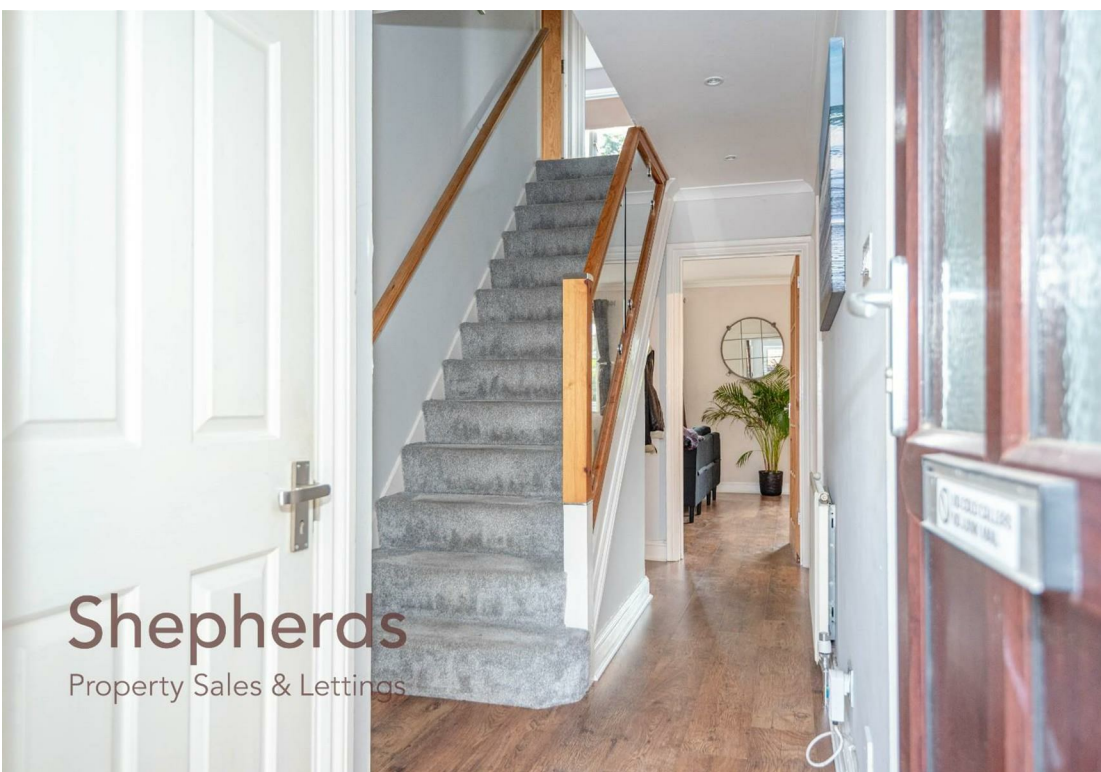


Shepherds
Property Sales & Lettings

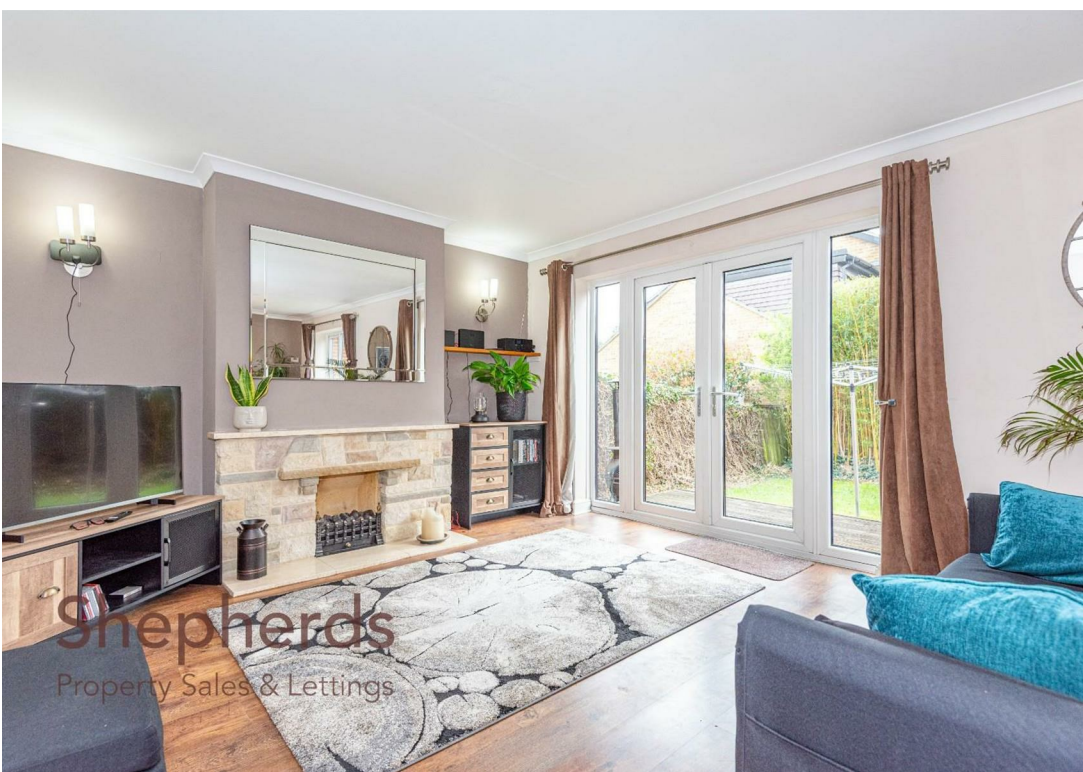


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Badgers Croft | Broxbourne | EN10 7ED | Offers In Excess Of £695,000



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Badgers Croft | Broxbourne | EN10 7ED

Nestled in the tranquil cul-de-sac of Badgers Croft, Broxbourne, this impressive five-bedroom detached house offers a perfect blend of comfort and modern living. Built in 1985, the property has been thoughtfully enhanced over the years, making it an ideal family home.

Upon entering, you are greeted by a spacious reception hall that leads to a beautifully designed open-plan living/ diner, perfect for entertaining guests or enjoying family time. The property boasts a second reception room, providing ample space for relaxation. The kitchen/ breakfast room, featuring underfloor heating, is both functional and inviting, while a large utility room, created from a partial garage conversion, adds to the convenience of daily living.

The accommodation includes five well-proportioned bedrooms, with the principle suite benefiting from an en-suite shower room. Additionally, there is a family bathroom and a ground floor cloakroom, ensuring that the needs of a busy household are well catered for.

The exterior of the property is equally impressive, with a secluded south facing rear garden that is beautifully established. It features a lush lawn surrounded by mature trees, bushes, and shrubs, creating a serene outdoor retreat. A summerhouse and a large decking area, perfect for barbecues, enhance the outdoor living experience.

Parking is a breeze with a block-paved driveway accommodating up to five vehicles, leading to an attached garage. The location is highly desirable, being just a short walk from The Broxbourne School and approximately half a mile from local shops, public houses, restaurants, and Broxbourne Railway Station, which offers a frequent service into London Liverpool Street.

This delightful home is a rare find in a sought-after area, making it an excellent opportunity for families looking to settle in a vibrant community.

Services include gas, water, electricity, internet and mains drainage.



- Extended Detached House
- 2 Bathrooms & a Cloakroom
- Kitchen/ Breakfast Room
- South Facing Garden
- Garden Office & Shed
- 5 Bedrooms (4 Doubles)
- 2 Reception Rooms
- Gas Central Heating
- Garage & Driveway
- Close To Broxbourne School



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 Borough
G



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Entrance Door	Second Floor Landing
Entrance Hall	Bedroom One
12'4 x 6'	19' x 18'5 max
Cloakroom	En-Suite Shower Room
Family Room	8'1 x 6'10
11'3 x 8'11	Eaves Storage
Kitchen/Breakfast Room	Exterior
13'1 x 8'10	Driveway to The Front
Living/Dining Room	Utility Room
24'4 x 12'6	16'8 x 6'8
Landing	Garage
Bedroom Two	16'6 x 8'4
14'5 x 12'2	South Facing Garden
Bedroom Three	Summer House/ Office
12'1 x 11'6	7'10 x 7'9
Bedroom Four	Shed
12'2 x 9'9	7'9 x 5'8
Bedroom Five	
12'2 x 7'5 max	
Family Bathroom	
8'1 x 6'10	

Badgers Croft, 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 b\$e 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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