

Shepherds
Property Sales & Lettings

Virgil Drive | Broxbourne | EN10 6NS | £499,995





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Nestled in the desirable area of Broxbourne this charming extended end-terrace house on Virgil Drive offers a perfect blend of comfort and space, making it an ideal family home. Built in 1975, this property spans an impressive 1,260 square feet and boasts a well-thought-out layout that caters to modern living.

Upon entering you are greeted by entrance hall, a welcoming living room over looking the rear garden and patio, good size attractive Kitchen and a separate dining room that is perfect for entertaining guests or enjoying family meals. The property features three spacious bedrooms providing ample accommodation for a growing family or guests. The first-floor bathroom is thoughtfully designed with a separate shower cubicle and there is a ground floor cloakroom ensuring convenience and privacy and a handy office/ study.

The westerly aspect rear garden is a delightful outdoor space with patio areas ideal for relaxation, recreation and al fresco dining. It includes a charming summer house perfect for enjoying sunny days or as a creative retreat. The property benefits from a nearby garage offering practical solutions for your storage and parking needs.

This extended family home is not only spacious but also conveniently located, providing easy access to local amenities, schools and transport links. Whether you are looking to settle down in a friendly community or seeking a property with room to grow, this home on Virgil Drive is a wonderful opportunity not to be missed.

* mains gas * mains electric * mains drainage * mains water *

- End Terrace House
 - Study
 - Large Summer House
- Spacious Living Room
 - 3 Bedrooms
 - Garage
- Modern Kitchen
 - West Facing Garden
 - Close To Broxbourne School



Features	Bedroom One
Entrance Door	15'11 x 12'7
Hall	Bedroom Two
11'11" x 7'1"	11'0 x 9'0
Living Room	Bedroom Three
16'9 x 15'7	9'0 x 7'10
Kitchen	Family Bath/Shower Room
10'8" x 8'9"	8'6 x 6'10
Dining Room	External
10'11 x 8'9	West Facing Rear Garden
Study	Summer House/Office
9'0" x 5'6" max	14'4 x 9'10
W.C/Utility	Shed
Landing	9'11 x 4'3
18'0 x 6'5 inc wds > 3'1	Garage En Block



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 Council
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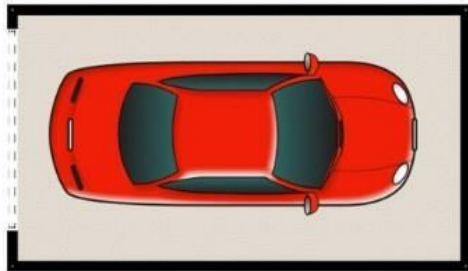
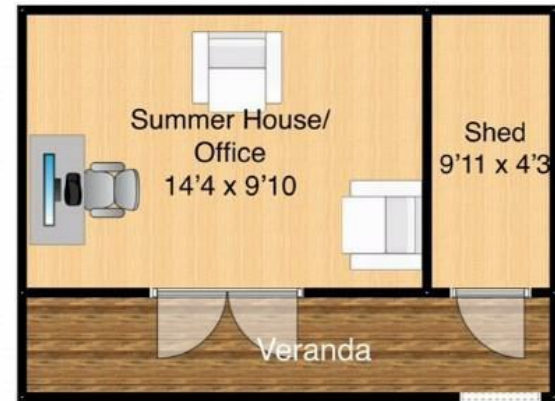


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FINE & COUNTRY

