



Shepherds
Property Sales & Lettings



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Park Lane | Broxbourne | EN10 7PH | Offers Invited £850,000





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We are delighted to present this exceptional four-bedroom detached family home, nestled on the prestigious Park Lane in Broxbourne. Built in 1966, this property spans an impressive 1,508 square feet and is set on a generous plot, offering ample space for family living.

Upon entering, you will find two well-proportioned reception areas that provide a welcoming atmosphere, perfect for both relaxation and entertaining. The large living/dining room is particularly inviting, allowing for a seamless flow between spaces. The kitchen/ breakfast room is functional and leads to a laundry /shower room, enhancing the practicality of the home. The four bedrooms are all of good size, ensuring comfort for the entire family, while the family bathroom and a convenient downstairs WC add to the home's appeal.

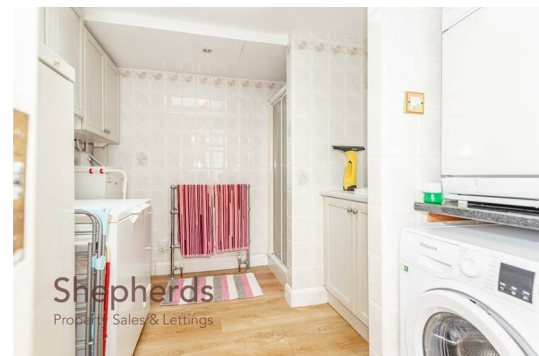
Externally, the property boasts a substantial driveway with parking for up to 6 vehicles, along with a storage garage, making it ideal for families with multiple cars. The rear garden is a delightful feature, well-maintained and offering a tranquil outdoor space for children to play or for hosting summer gatherings. Side access to the garden adds to the convenience.

Situated in close proximity to local schools, including the highly regarded Broxbourne School, as well as a variety of shops and excellent transport links, including Broxbourne train station, this home is perfectly positioned for family life.

Broxbourne station provides a fast service into London's Liverpool Street Station with a 25- 30 minute traveling time at peak periods of the day. the line also heads North To Hertford East , Bishops Stortford, Stanstead Airport and on to Cambridge. Road links are also a feature with Broxbourne being outside the M25 and very accessible via the A10.

This property is a rare find in a sought-after location, and we highly recommend an early viewing to fully appreciate all that it has to offer.

Services Connected: - Mains Gas, water, electricity and drainage.



- Detached House Circa 1966
- Bathroom & Shower Room
- Kitchen/ Breakfast Room
- Driveway/Garage and Carport
- Walking Distance of Station
- 4 Bedrooms
- Living Room & Dining Area
- Gas Central Heating
- UPVC Double Glazing
- Walking Distance of Shops



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Tenure : Freehold
Council: Broxbourne Borough
Tax Band: G



Entrance Door

Entrance Hall

15'1 x 6'

Cloakroom W.C.

Living Room

20'9 x 13'

Dining Area

13'1 x 7'

Kitchen/ Breakfast Room

13'1 x 10'11

Lobby

10'4 x 3'11 max

Shower & Laundry Room

8'8 x 8'6

First Floor Landing

Bedroom One

13'2 x 12'8

Family Bathroom

7'2 x 6'4

Bedroom Two

13'1 x 9'5

Bedroom Three

13'1 x 9'5

Bedroom Four

13'1 inc wds x 6'1

Exterior

Front Drive

Carport

Garage

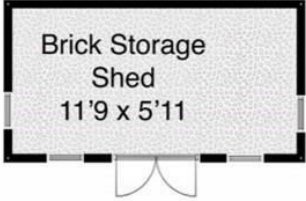
Rear Garden

Brick Storage Shed

11'9 x 5'11

Park Lane
Broxbourne

Denotes
Skight
Window



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

