



Shepherds
Property Sales & Lettings



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Park Lane | Broxbourne | EN10 7PH | Offers Invited £830,000



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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



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



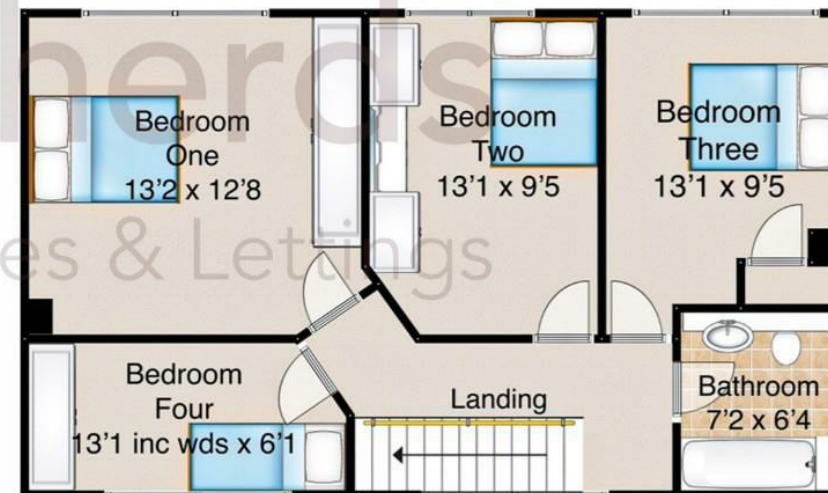
Entrance Door	Family Bathroom
Entrance Hall	7'2 x 6'4
15'1 x 6'	Bedroom Two
Cloakroom W.C.	13'1 x 9'5
Living Room	Bedroom Three
20'9 x 13'	13'1 x 9'5
Dining Area	Bedroom Four
13'1 x 7'	13'1 inc wds x 6'1
kitchen/ Breakfast Room	Exterior
13'1 x 10'11	Front Drive
Lobby	Carport
10'4 x 3'11 max	Garage
Shower & Laundry Room	Rear Garden
8'8 x 8'6	Brick Storage Shed
First Floor Landing	11'9 x 5'11
Bedroom One	
13'2 x 12'8	

Park Lane Broxbourne

Denotes
Slight
Window



Brick Storage
Shed
11'9 x 5'11



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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The Property
Ombudsman