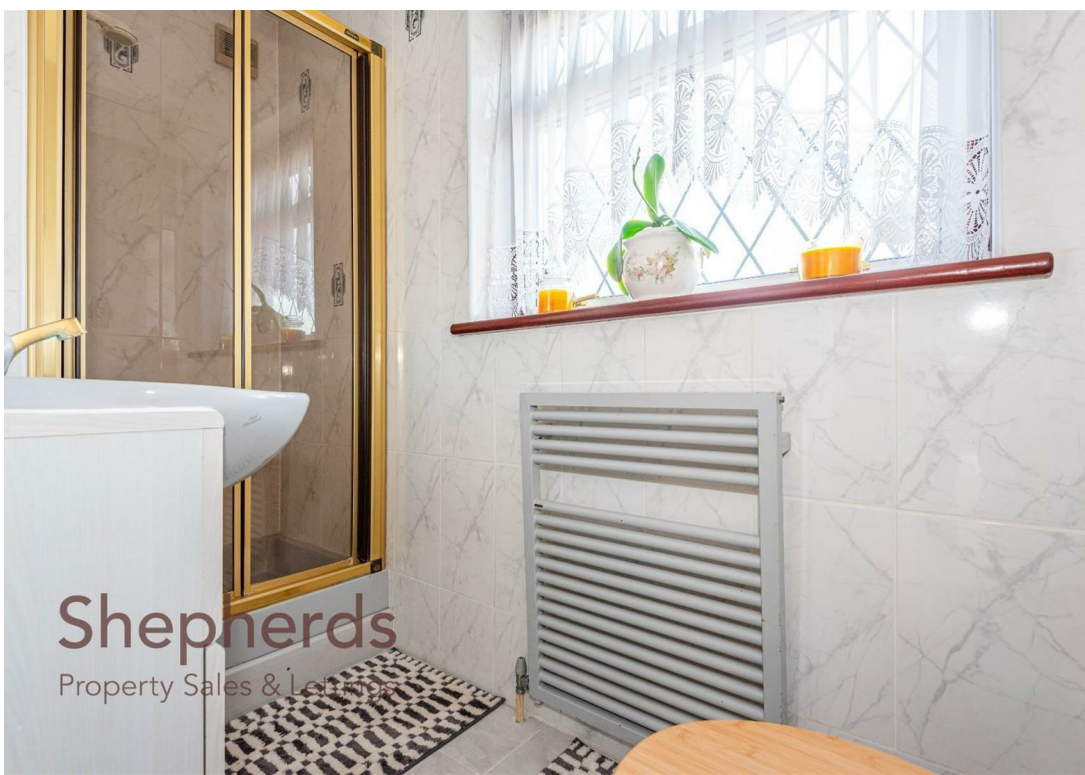




Shepherds

Property Sales & Lettings

The Oval | Broxbourne | EN10 6DQ | £615,000





The Oval | Broxbourne | EN10 6DQ

Nestled in the desirable location of The Oval, Broxbourne, this charming detached house, built in 1978, offers a perfect blend of comfort and potential. Spanning an impressive 1,374 square feet, this property is situated in a tranquil cul-de-sac, making it an ideal family home.

Upon entering, you are greeted by a welcoming entrance hall that leads to a spacious living room and a separate dining room, perfect for entertaining guests or enjoying family meals. The well-appointed kitchen/ breakfast room provides ample space for culinary pursuits and connects seamlessly to the rest of the home. The ground floor also features a large cloak/shower room, enhancing convenience for family and visitors alike.

The first floor boasts four generously sized bedrooms, providing plenty of room for relaxation and personal space. The family bathroom is well-equipped to cater to the needs of a busy household. Outside, the property is complemented by a front garden and a driveway that accommodates up to three vehicles, along with a single garage for additional storage or parking.

The extensive south-facing rear garden is a delightful feature, offering a sunny retreat for outdoor activities, gardening, or simply enjoying the fresh air. There is a shed and greenhouse together with a large patio area. The overall plot is around 0.17 of an acre.

This home benefits from modern amenities, including gas central heating and UPVC double glazing, ensuring comfort throughout the seasons. Furthermore, there is potential for extension, subject to planning permissions, allowing you to tailor the property to your specific needs.

- Detached House
 - 2 Bathrooms
 - Gas Central Heating
 - Garage & Driveway
- Large South Facing Garden
 - Kitchen/ Breakfast Rooms
 - Double Glazing
- 4 Bedrooms
 - 2 Reception Rooms
 - Cul De Sac Location



Entrance Door	Bedroom One
Porch	13'11 x 12'2 inc wds
Hallway	Bathroom
12'9 x 8'10 inc stairs	7'10 x 6'3
Shower/Cloakroom	Bedroom Two
Living Room	12'6 x 11'4
16'9 x 12'9	Bedroom Three
Dining Room	10'1 x 8'
11'8 x 10'8	Bedroom Four
Kitchen/ Breakfast Room	11'4 x 9'5 max
12'6 x 11'2	Front Garden & Driveway
Landing	Garage
	18'8 x 8'8
	South Facing Garden



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.



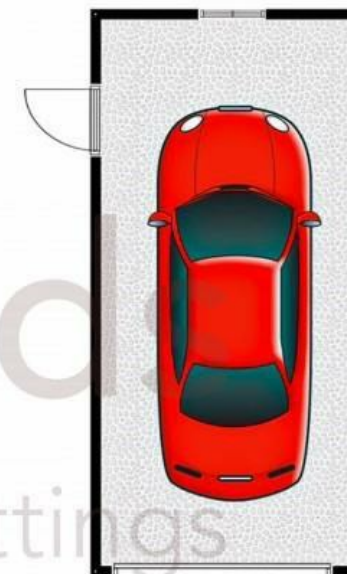
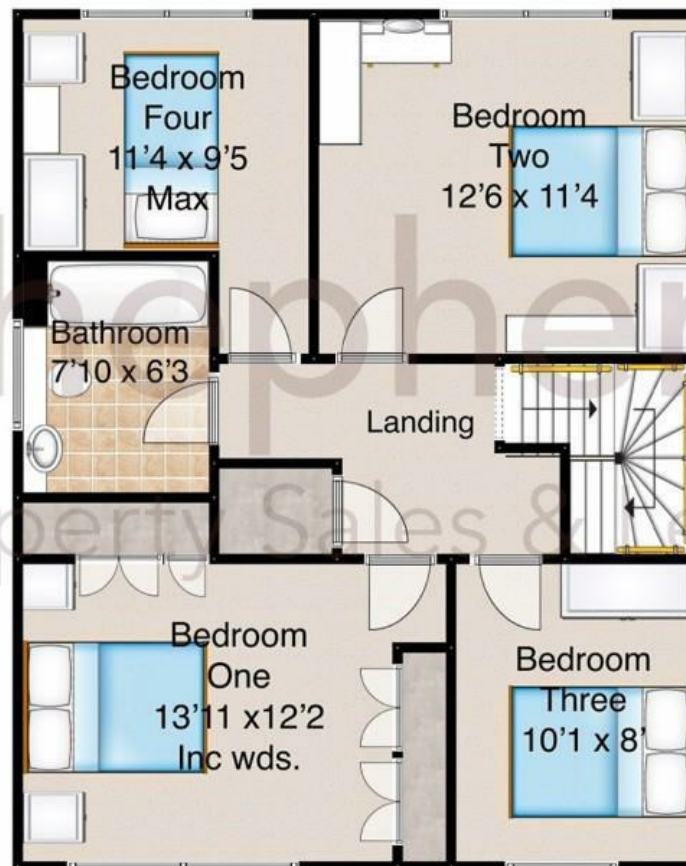
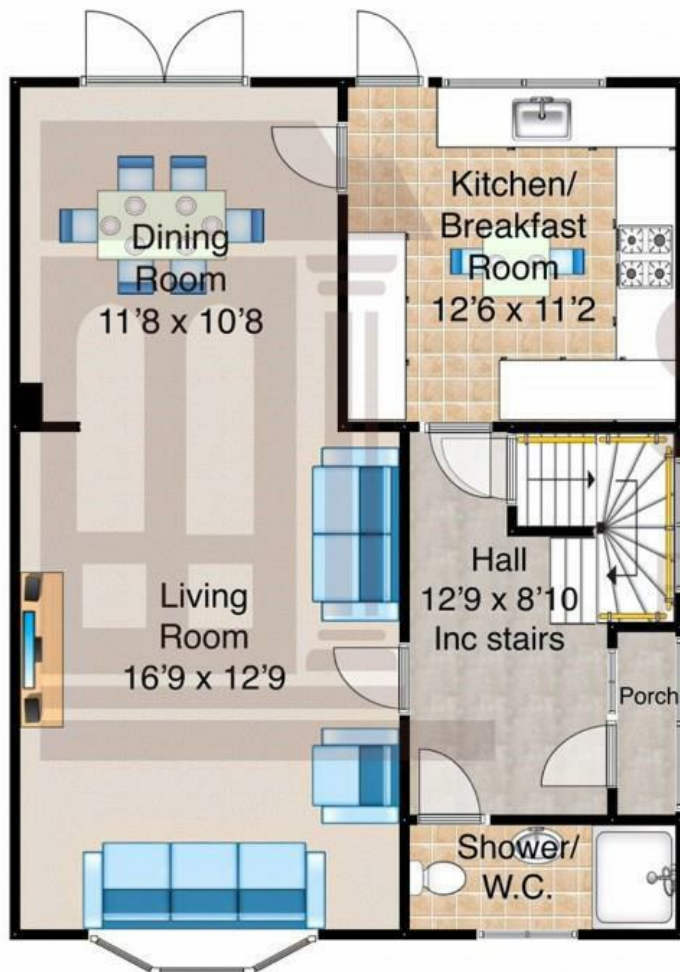
Tenure :
Council:
Tax Band:

Freehold
Broxbourne
F





The Oval Turnford, Broxbourne



Garage
18'8 x 8'8

Total Approximate sq ft
For house & garage
1374

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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