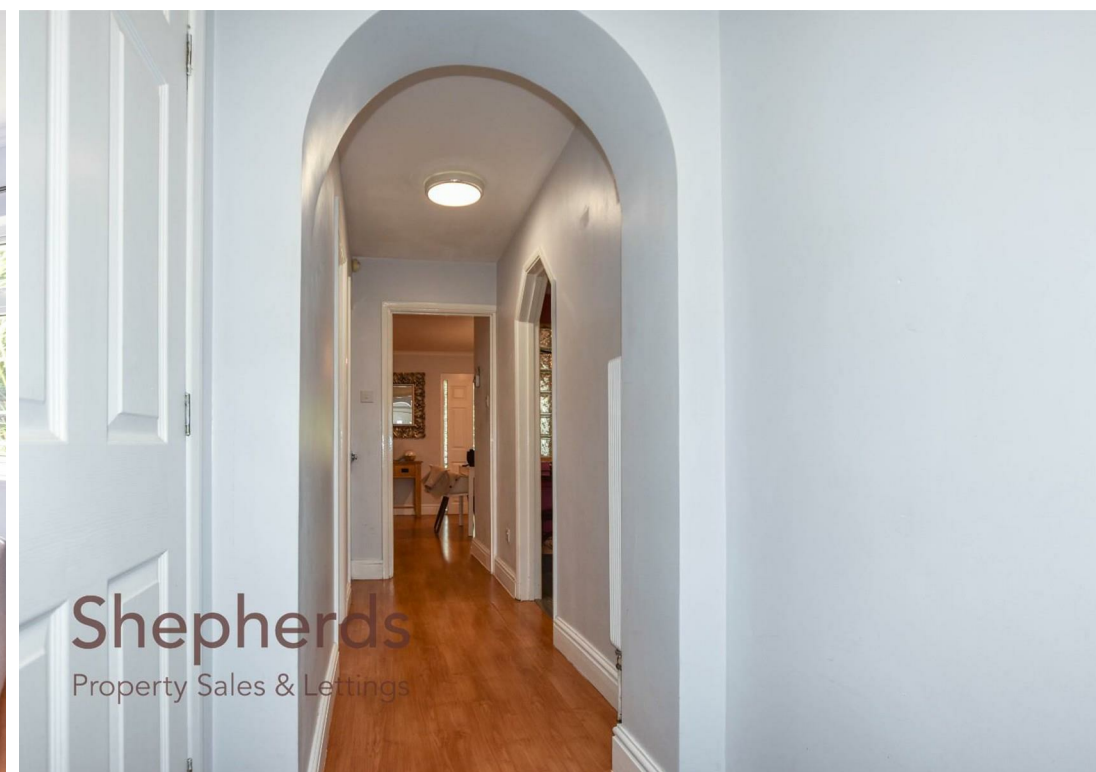




**Shepherds**  
Property Sales & Lettings

Berners Way | Broxbourne | EN10 6NP | £520,000









Shepherds  
Property Sales & Lettings

# Berners Way | Broxbourne | EN10 6NP

Located on Berners Way, Broxbourne, is this spacious four bedroom detached home, presenting an exceptional opportunity to acquire a delightful home.

On the ground floor, the property features a large kitchen, with space for a breakfast table and a ground floor cloakroom, as well as access to the integral garage. To the rear of this floor, the property has been extended, which really opens up the living/dining areas with natural light coming through from the south facing garden. On the first floor, there are four well proportioned bedrooms and the family bathroom.

Externally, this home benefits from a front driveway, garage and a south facing rear garden. Location wise, the property is within walking distance of Broxbourne Train Station, local schools and shops. Broxbourne is known for its picturesque surroundings and excellent local amenities, including schools, parks, and transport links, making it a highly sought-after area for families and professionals alike. The property will be sold chain free.

Services Connected:  
Mains Gas, Mains Electricity, Mains Water, Mains Drainage.

- Four Bed Detached
- Spacious Reception Areas
- 18ft Kitchen
- South Facing Garden
- Driveway
- Large Rear Extension
- Close To Amenities & Schooling
- Chain Free
- Gas Central Heating



Entrance Door	Family Bathroom
Entrance Porch	7'2 x 6'
Entrance Hall	Bedroom Two
Cloakroom	12'9 x 8'10
6'4 x 2'8	Bedroom Three
Kitchen/ Breakfast Room	9' x 8'11 max
18'5 x 8'1	Bedroom Four
Lounge/Dining Room	8'11 x 7'11
23'2 x 10'2	Exterior
Living Room	Front Driveway
23'2 x 12'	Garage
First Floor Landing	16'5 x 7'3
Bedroom One	South Facing Rear Garden
14' x 9'8	





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**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.

4 1 2 D

Tenure : Freehold  
Council: Broxbourne Borough  
Tax Band: F







# Berners Way, 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 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.





**Shepherd's**  
Property Sales & Lettings

## CHESHUNT

1 High Street, Cheshunt EN8 0BY

Sales: 01992 637351  
Lettings: 01992 640824

[cheshunt@shepherdsestates.co.uk](mailto:cheshunt@shepherdsestates.co.uk)

## HODDESDON

37 High Street, Hoddesdon EN11 8TA

Sales: 01992 440044  
Lettings: 01992 449501

[enquiries@shepherdsestates.co.uk](mailto:enquiries@shepherdsestates.co.uk)

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