

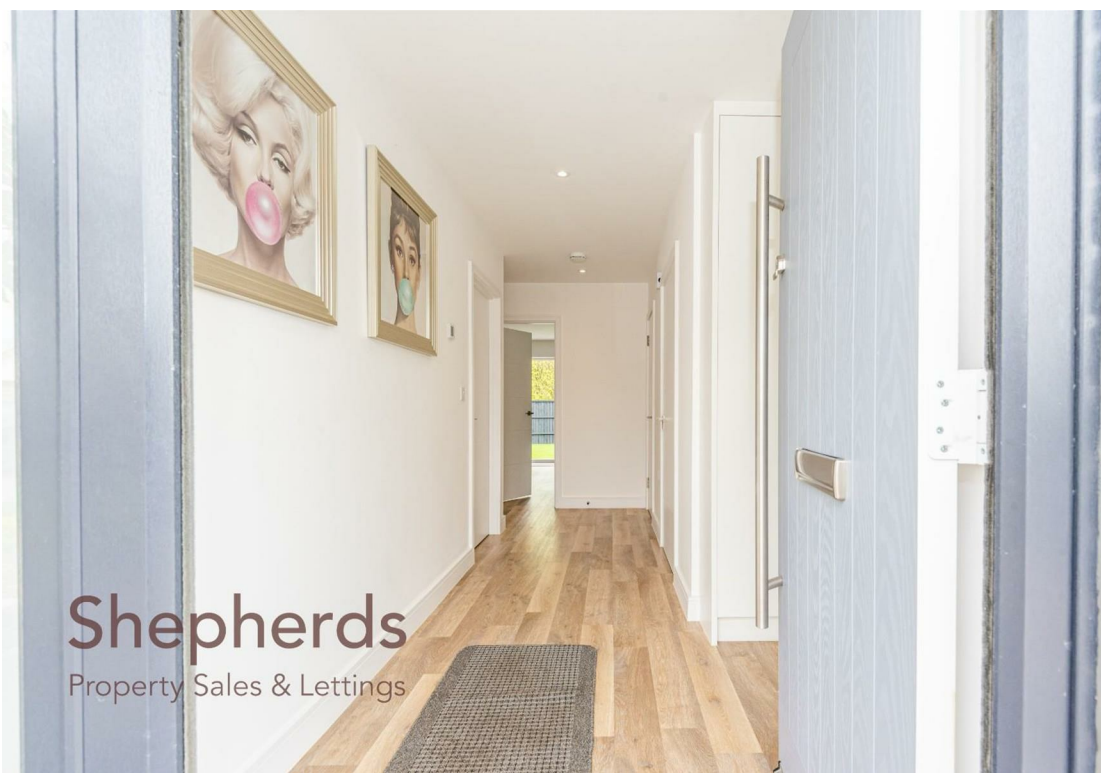


**Shepherds**

Property Sales & Lettings

Bulrush Way | Broxbourne | EN10 6GT | £3,500 Per Month





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# Bulrush Way | Broxbourne | EN10 6GT

A stylish 1,766sqft, five bedroom detached family home with garage and large plot within a popular Broxbourne location. This luxury family home offers utility room, two reception areas, three bath/shower rooms and balconies from three bedrooms. The Chimes is a beautiful collection of spacious houses and apartments designed with your lifestyle in mind, meticulously created considering all the finer details of modern living.

Located just moments from Broxbourne station with regular connections to London, Cambridge and Stanstead Airport, as well as both countryside and river walks. Available August 2025 Council Tax Band G Epping Forest Council.

- Detached Modern House
- 5 Bedrooms
- 3 Bathrooms & Cloakroom
- Stunning Kitchen/Family Room
- Balconies to 3 Bedrooms
- Outdoor Kitchen/BBQ
- Garage & Driveway
- Underfloor Heating Downstairs
- Available August 2025



Entrance Door	Family Bath/ Shower Room
Reception Hall	Bedroom 5 / Dressing Room
Cloakroom	Second Floor Bedroom Suite
Sitting Room	Dressing Area
Kitchen/Dining Family Room	Principal Bedroom
Utility Room	En-Suite Bathroom
Landing	Exterior
Bedroom Two	Front Garden
Balcony	Driveway
En-Suite Shower Room	Garage
Bedroom Three	Rear Garden
Jack & Jill Balcony	Outdoor Kitchen/BBQ
Bedroom Four	Deposit & Permitted Charges





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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.

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Tenure :  
Council:  
Tax Band:  
Epping Forest  
G



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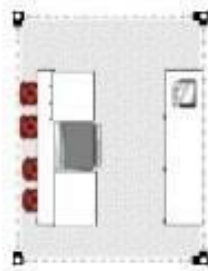
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Outdoor  
Kitchen/ BBQ  
12' x 9'2"

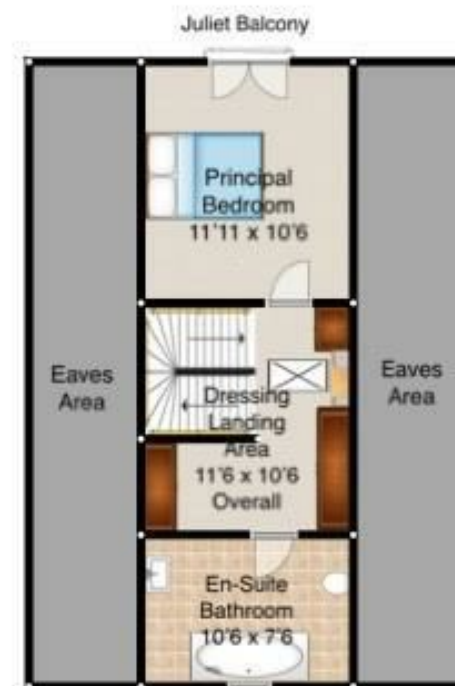


## Bulrush Way Broxbourne

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



 Denotes Skylight Window





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## 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)

**FINE & COUNTRY**

