



# Shepherds

Property Sales & Lettings



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Badgers Croft | Broxbourne | EN10 7ED | £665,000





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Nestled in a pleasant cul de sac position within the highly regarded Badgers Croft Broxbourne, this charming Four Bedroom Detached House presents an excellent opportunity to move into a well proportioned home.

The property is conveniently located near the sought after Broxbourne School, making it an ideal choice for families with children.

The sought-after location offers a blend of convenience and accessibility being within a short distance of local shops, well tended park, riverside cafe and leisure facilities at Mill Meadows, and miles of walks and cycle trails along the River Lea and Lea valley Park

Well-connected to local amenities and transport links: Broxbourne Station is convenient offering frequent speedy services into London Liverpool Street or Stratford international via Tottenham Hale and its Victoria Line underground links into the city

There is an integral garage plus own drive offering further parking for two cars, this home caters to the needs of modern living.

The property is chain free. Additionally, there is potential for further improvement and extension, enabling new owners to personalise the space to their taste and requirements.

\*Mains Gas \* Mains electricity \*Mains drainage\* Mains Water\*

- Early Chain Free Sale
- 4 Bed Detached Home
- Spacious Living Room
- Great Further Potential
- Garage & Workshop
- Downstairs W/C
- South Facing Garden
- Popular Location
- Close To Broxbourne School



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Entrance Porch	Bedroom Two
Entrance Hall	10'1 x 9'4
14'6 x 6'3 max	Bedroom Three
Cloakroom	8'5 x 7'9
Living Room	Bedroom Four
20' x 10'6	9'4 x 7'9
Dining Room	Bathroom
11'11 x 7'8	6'4 x 6'2
Kitchen	Garden Room/ Workshop
9'10 x 7'10	15'4 x 8'1
Landing	Garage integral
Bedroom One	16'5 x 8' 3
10'1 x 10'5	Own Drive With Parking For 2 Cars
	South facing Rear Garden

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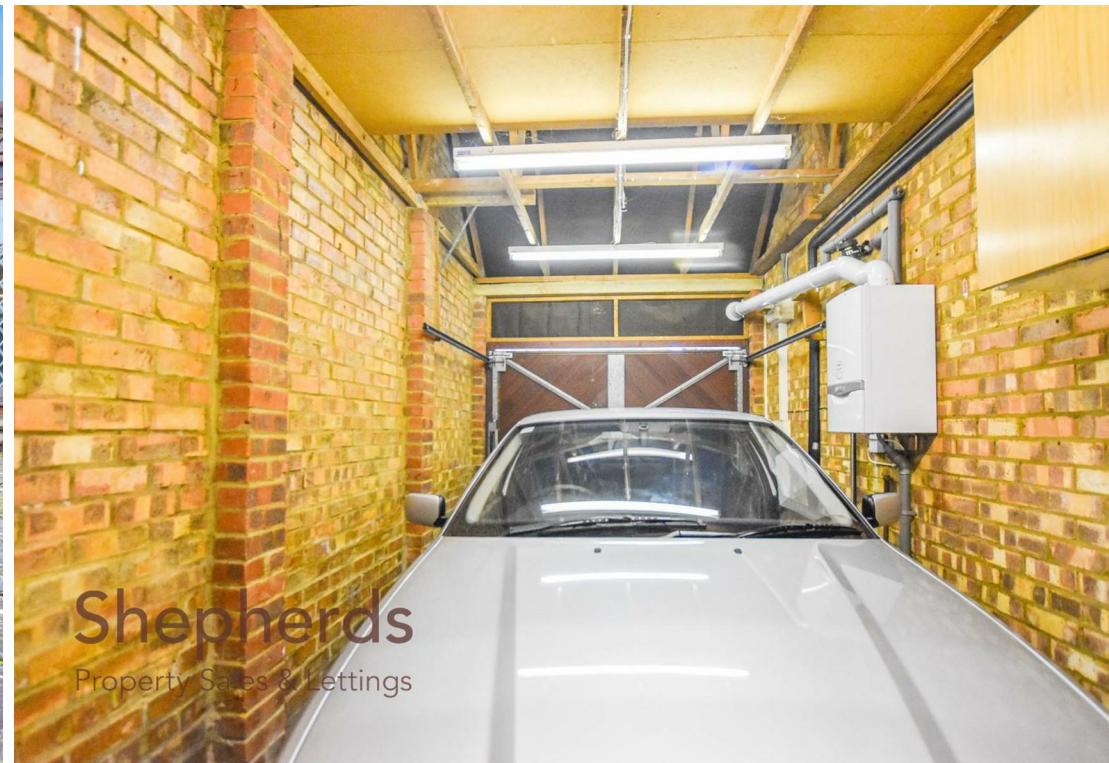
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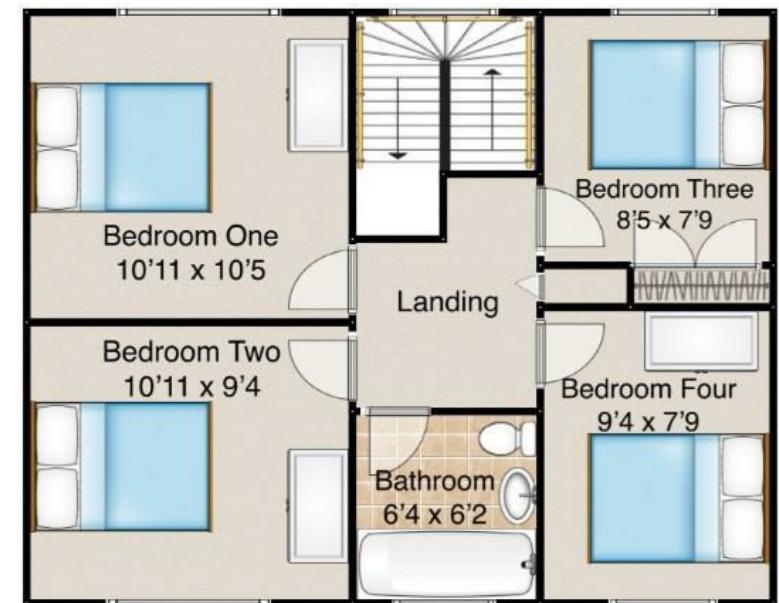
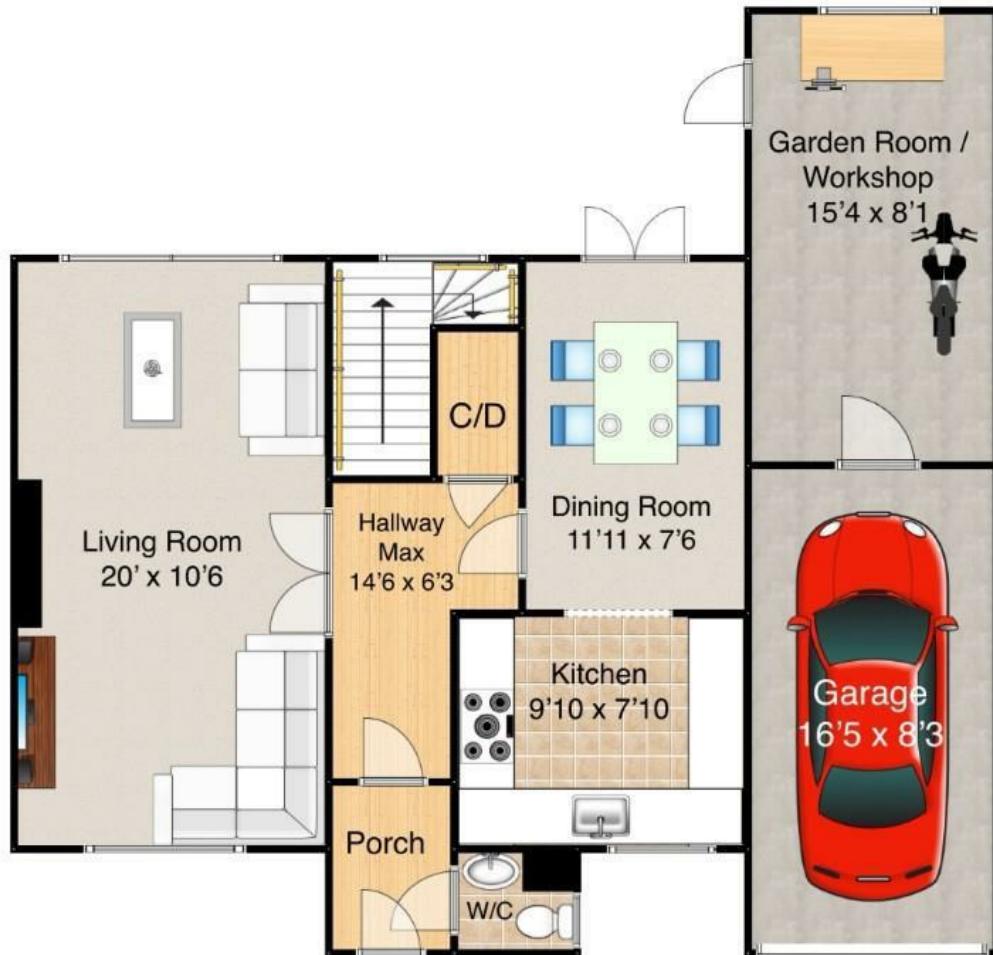


**Tenure :** Freehold  
**Council:** Broxbourne Borough  
**Tax Band:** G



# Badgers Croft, 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.





FINE & COUNTRY

THE GUILD  
PROPERTY  
PROFESSIONALS



## 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)

