



Hipkins Place | Broxbourne | EN10 7EW

An impressive 5 Bedroom detached house in a prestigious private road development in the heart of the residential Broxbourne and within walking distance of Broxbourne senior school, railway station and shops. The property has been beautifully maintained and updated by the present owners.

As you enter the property you can appreciate the 9ft ceilings and the size of the impressive hallway, the modern cloakroom, double doors leading into the dining room and the living room. The new 'Tom Howley' fitted kitchen with a built in breakfast bar at one end is a real wow factor to this property, and double opening door onto the garden. Leading from the kitchen is a matching utility room with space for appliances. To the front of the property is a third reception room that could be utilised as a family room or office.

Upstairs there is an impressive galleried landing with doors leading to the principal bedroom with fitted wardrobes and a modern fitted en-suite shower room, the second bedroom suite also has fitted wardrobes and a second en-suite shower room. The family bath/shower room has been beautifully fitted with a four-piece suite. Two of the three further bedrooms have fitted wardrobes.

The property benefits from double glazed windows and gas central heating.

Externally the property benefits from a large block paved driveway and a detached double garage with power, light and eves storage. there is an abundance of mature shrubs. The rear garden wraps around and extends to the side of the house and behind the garage. The garden is secluded by shrubs and trees and gives the property a secluded feel.

Broxbourne is a popular residential town to the North of the M25 on the A10 which provides road access North to Cambridge. Broxbourne is also popular for its range of primary and secondary schools. Broxbourne Station is within a mile of this property and provides a fast and frequent service to London's Liverpool Street Station and North to Stanstead Airport.

There are a number of golf courses in the area with the Hertfordshire Golf and Country Club being the closest, with gym, tennis and swimming pool.

Nearest stations

Broxbourne (0.7 mi) : Rye House (2.1 mi) : Cheshunt (3.0 mi)

Distances are straight line measurements from centre of postcode


The House has main services and has a maintenance charge to cover the private road £*****

- Detached House
- Private Road Development
- 5 Bedrooms
- 3 Reception Rooms
- Tom Howley Kitchen
- Gas Central Heating
- 2 En-Suites & Family Bathroom
- Double Garage and Driveway
- Walking Distance of Broxbourne School



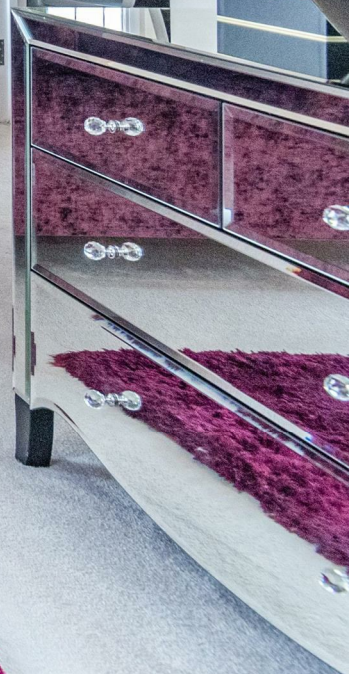


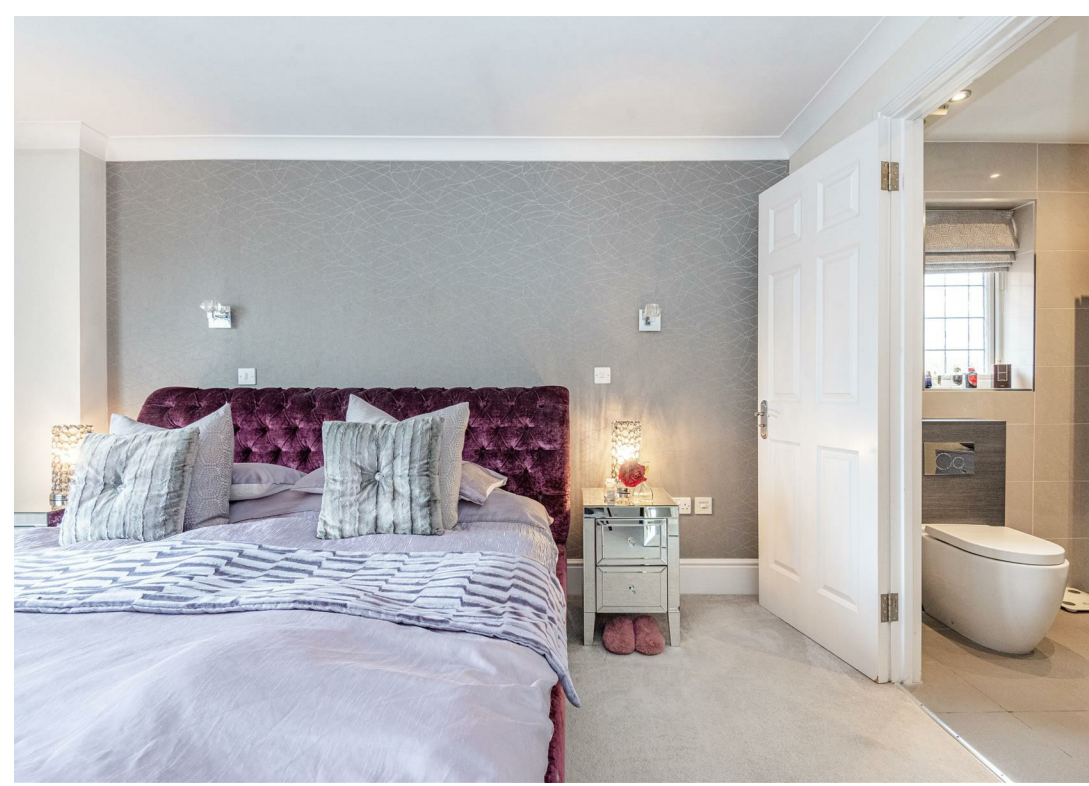
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Tenure: Freehold
 Council: Broxbourne Borough
 Tax Band: G

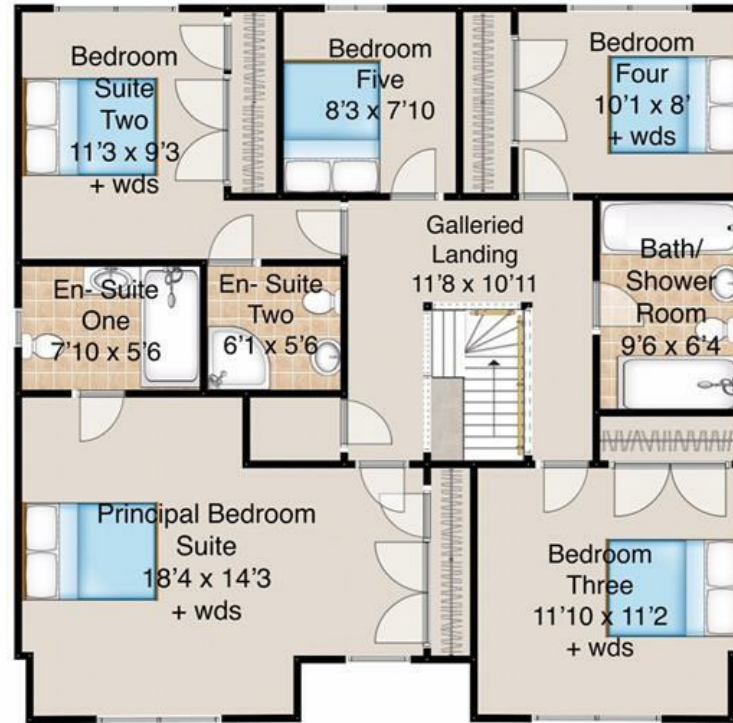
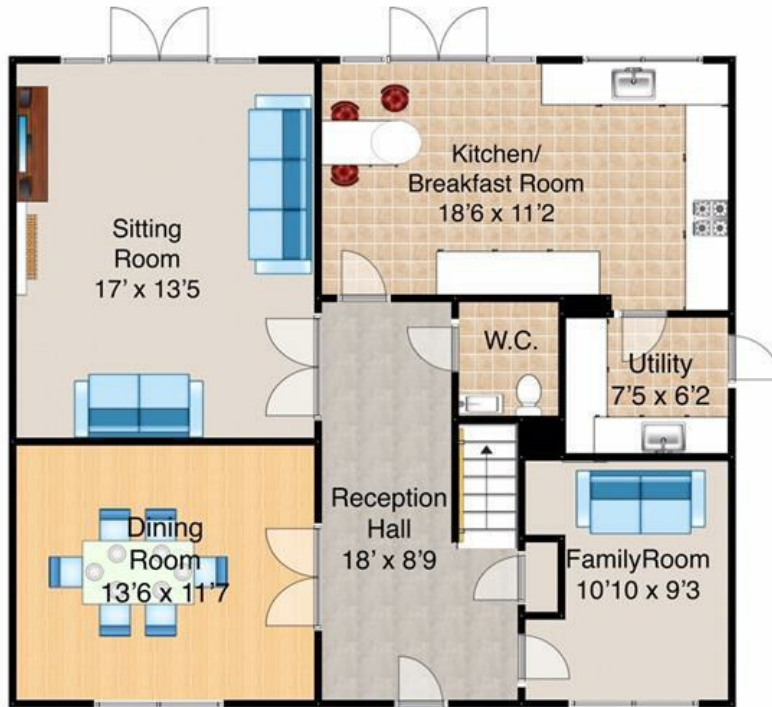










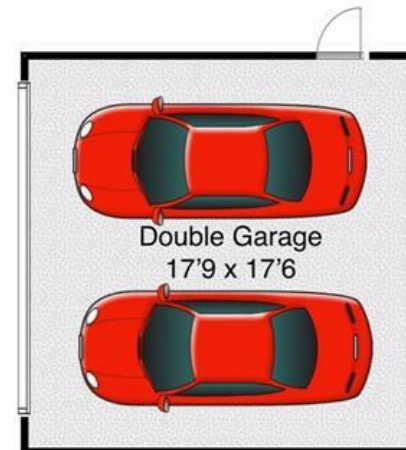


Hipkins Place, Broxbourne.



2160 sq ft inc garage
Approx Sqft

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