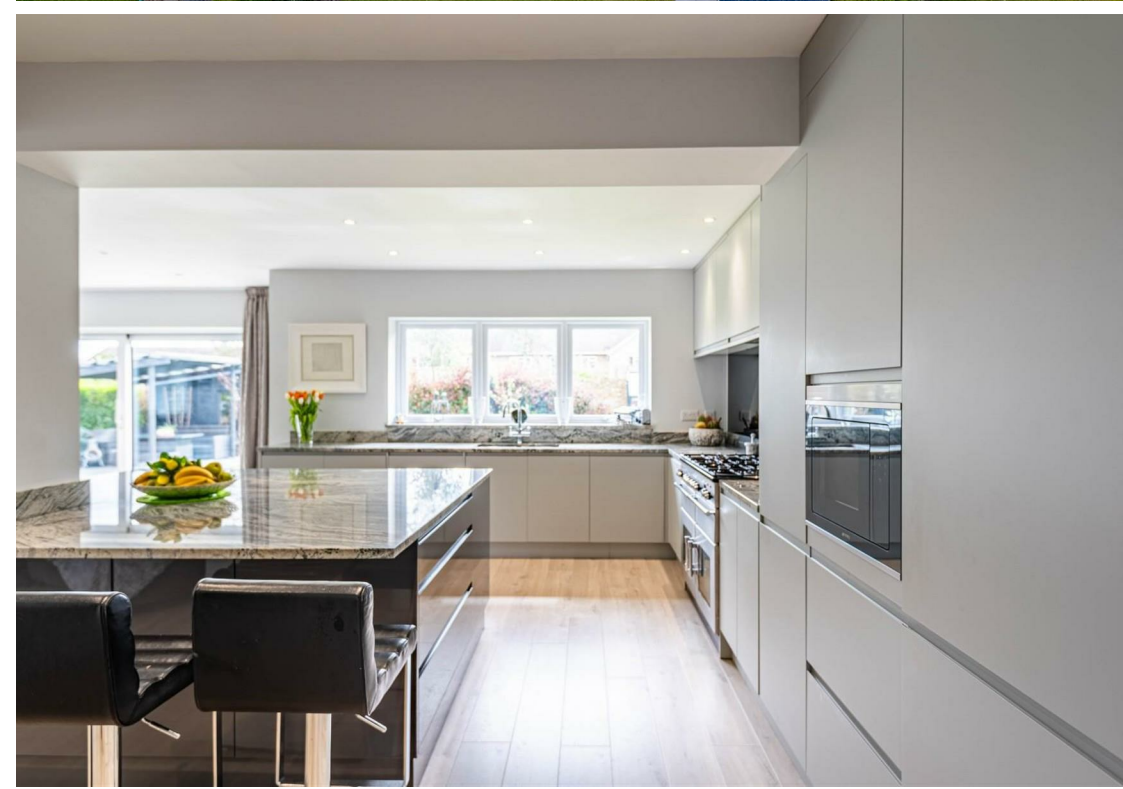




FINE & COUNTRY

Bourne Close | Broxbourne | EN10 7NE |





Bourne Close | Broxbourne | EN10 7NE

A tastefully extended hidden gem of a property that has a modern kitchen/dining sitting room that is 29' x 23'11" with a south facing landscaped garden within a short walk of Broxbourne shops, schools, Broxbourne Station and the local park which is an ideal convenient open space to walk the dog or just get some fresh air.

The accommodation comprises of an entrance porch, hallway with stairs to the first floor, w.c. and a study with a window to the front. At the front of the house is a cosy living room with an attractive open fireplace and a double-glazed window. One of the main feature rooms to this property is the opulent kitchen/dining/sitting room that runs the entire width of the property. The kitchen breakfast room is fitted with two tone base and wall units with granite work surface and a large central island unit. The kitchen is fitted with full height fridge and separate freezer, integrated microwave, twin sinks with a waste disposal unit, a range style cooker with 6 gas rings and a mixer tap that delivers boiling and filtered cold drinking water. At the other end of the room is the bright and spacious sitting/ dining area with under floor heating that covers the whole room and there are some easy glide patio doors leading on to the garden. To enhance the open plan nature of the property there is a utility room that is fitted with complimentary matching units to the kitchen and allows you to hide the washing out of sight.

On the first floor of the property there are two distinct sides to the house, to the left are three double bedrooms and a modern bathroom with a staircase going up to the second floor. To the right hand side there are two rooms that could be used as bedrooms or could be used as a suite to include a bedroom ,office/reception room and a shower room.

On the second floor is an impressive large principal bedroom with a walk-in dressing area and an en-suite shower room with a walk-in shower, two hand basins, low level w.c. and a bidet.

To the front of the house is an in and out driveway with further parking leading to the garage/workshop that has a personal door to the rear garden.

The south facing garden has a level central garden with patio areas, vegetable plot, green house and shed. On the left-hand side of the garden is a second patio which is covered to provide for alfresco dining and a there is a large summer house.

The property benefits from Gas Central Heating, UPVC double glazing and a CCTV system.

The Location

Broxbourne is a popular residential town to the North of London outside the M25 and on the A10 North of Cheshunt. The A10 heads North towards Cambridge and there is access to the A414 which gives access West to east to join the A1/M1 and the M11. Broxbourne is highly sort after for the railway links from Broxbourne Station which serves London 's Liverpool Street with a travel time of 23minutes at peak times and North to Stanstead Airport and Cambridge.

The local schooling is highly regarded and there are a number of schools within walking distance and there is access to independent Schools at Haileybury and St Edmunds College.



The property is connected to mains drainage, water, gas and electric

- Extended Detached House
- 5 Bedrooms & 2 Offices
- Or 6 Bedrooms 1 Office
- South Facing Garden
- 6 Minute Walk to the Station
- Large Garage and Driveway
- Large Modern Kitchen Living Room
- Cul-De-Sac Location
- Principal Bedroom Suite



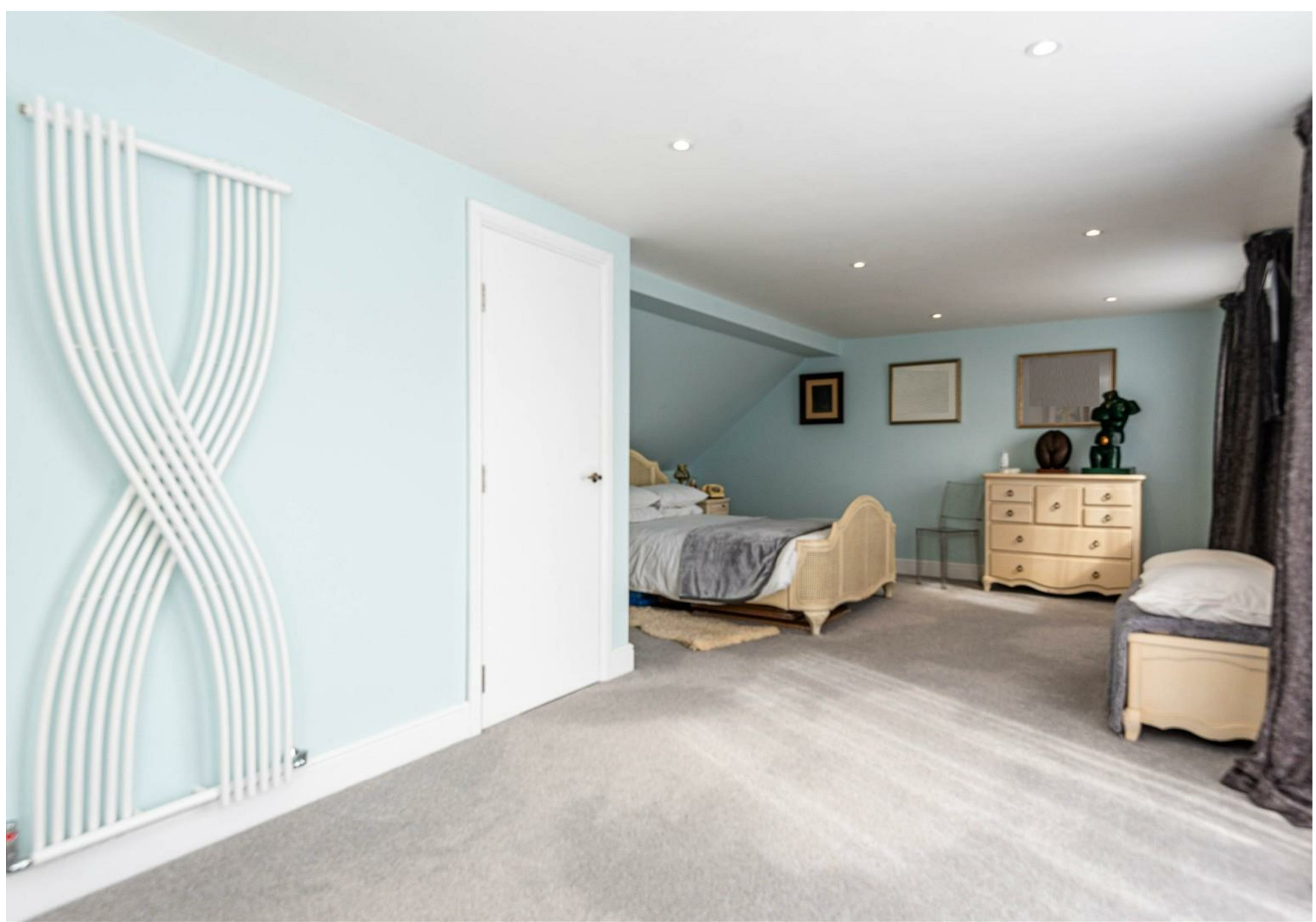


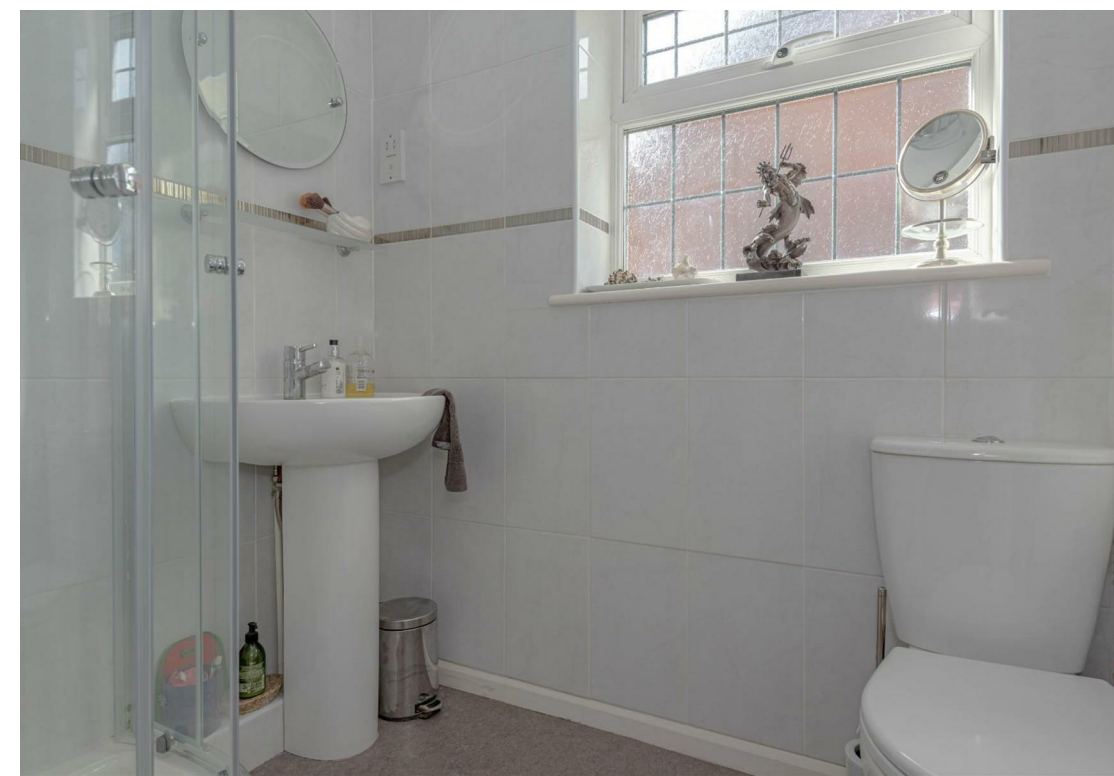
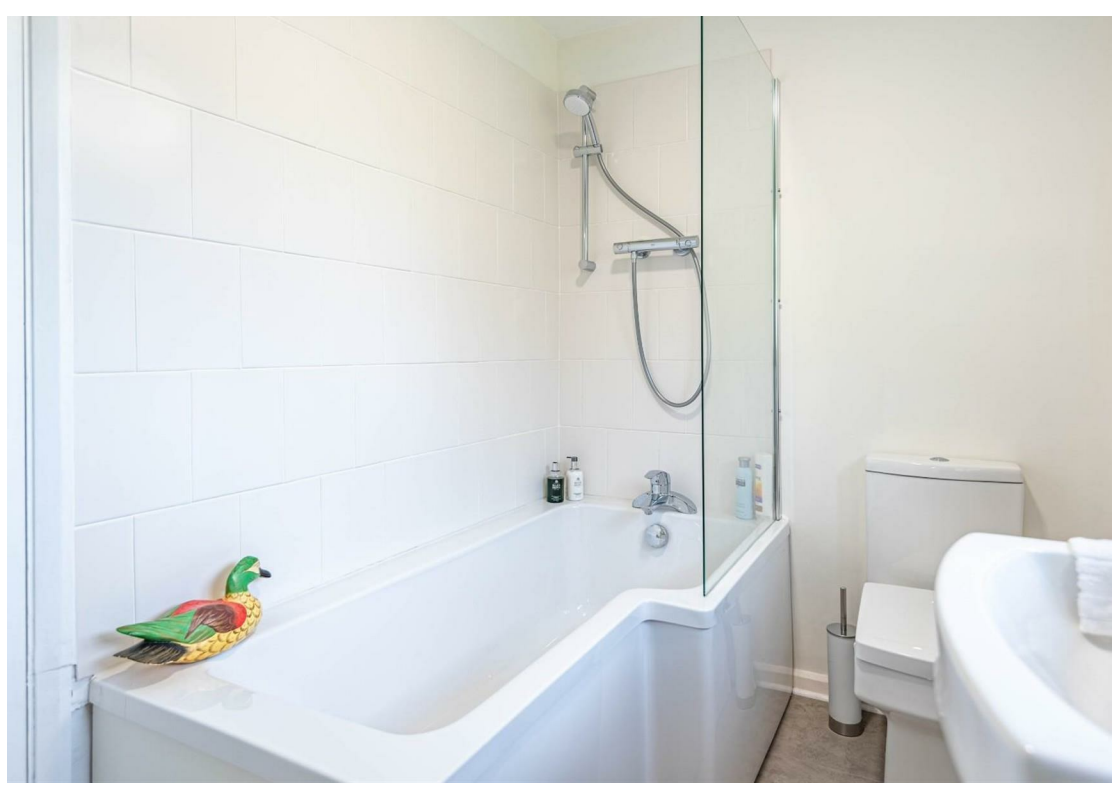
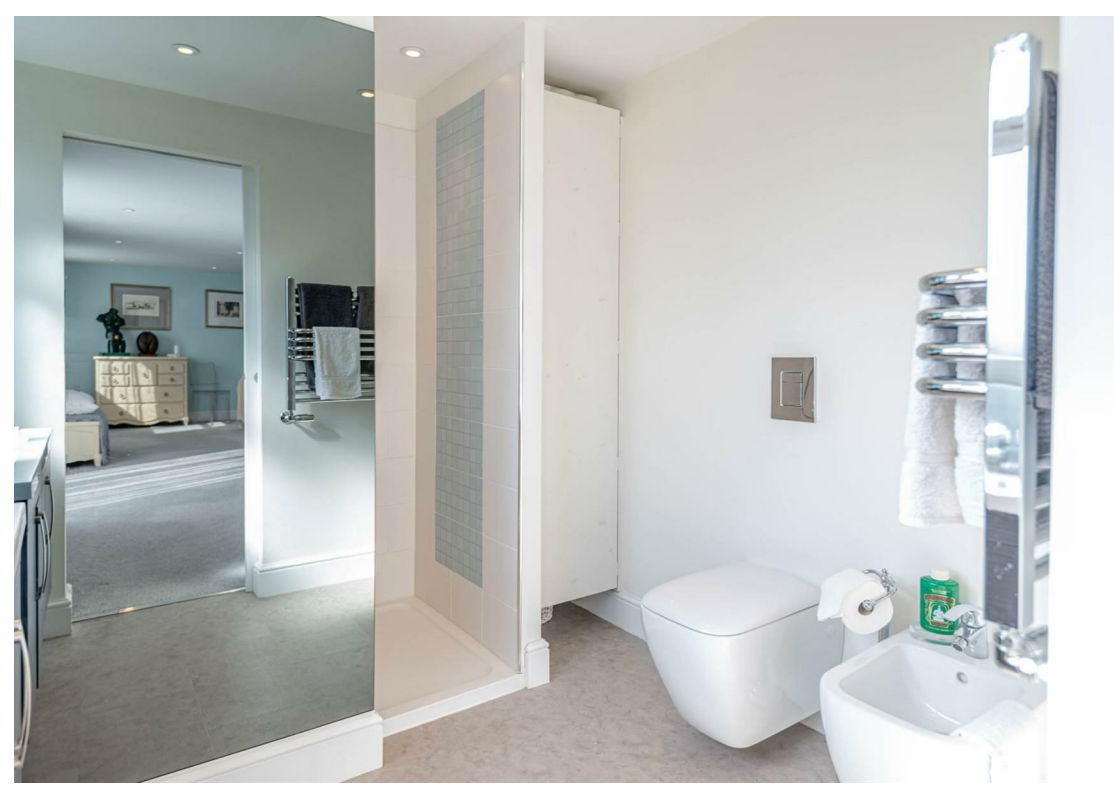
Disclaimers: 1. In-line with money laundering regulations (MLR), purchasers will be asked to produce identification documentation. 2. These particulars do not constitute part or all of an offer or contract. 3. Measurements on any of our documentation is supplied for guidance only; as such must be considered 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: Freehold
 Council: Broxbourne Borough
 Tax Band: G

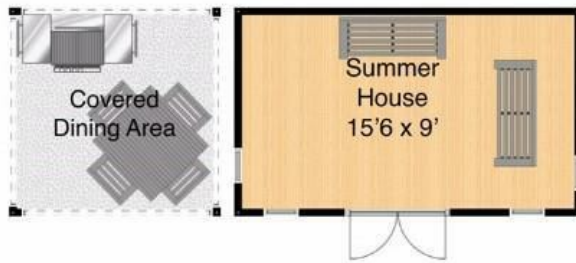








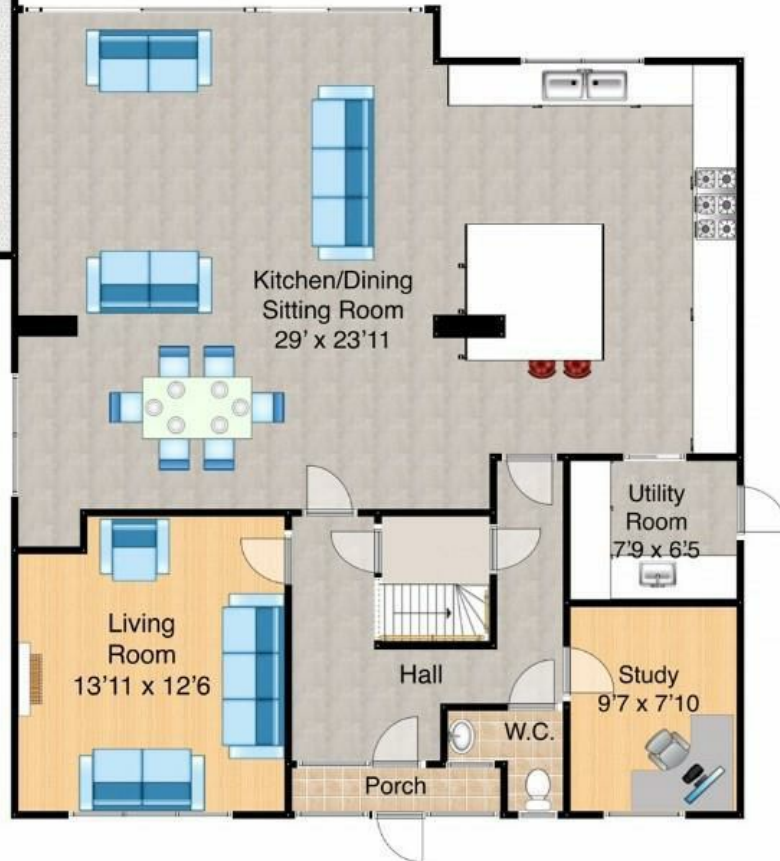




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☒ Denotes Skylight Window

Total Apprx. Sq Ft
House 2690
Garage 235
Total 2925





Fine & Country Cheshunt

1 High Street
Cheshunt
Hertfordshire EN8 0TA
Tel: 01992 631314
cheshunt@fineandcountry.com
www.fineandcountry.co.uk

Fine & Country Hoddesdon

37 High Street
Hoddesdon
Hertfordshire EN11 8TA
Tel: 01992 449 500
hoddesdon@fineandcountry.com
www.fineandcountry.co.uk

