



off Station Road | Broxbourne | EN10 7AN

A Delightful Five Bedroom, three reception room extended detached character house believed to date to the mid 1800's neatly tucked away at the end of this gravelled lane in this very private secluded setting just a short walk from Broxbourne Railway Station and all local amenities.

This charming home has been extended over the years to now offer spacious accommodation providing a cottage style home full of character features along with modern day finishes. On entering the property you get a sense of the character of this special and unique home with an an open plan entrance porch with a door leading to a modern shower/cloakroom and opening onto the hall area with a staircase to the first floor. At one end of the property is a Living Room with triple aspect windows a working feature fireplace and parquet flooring. The flooring continues through into the dining room which benefits from double doors onto the secluded courtyard garden. A modern kitchen has been fitted with a granite worksurface with a lobby area and stable door to the main garden, and an archway through to the breakfast room which has a door to the main garden, private courtyard and a utility room. The ground floor annex bedroom has a vaulted ceiling and a door to the en-suite shower room.

On the first floor there are 4 further bedrooms three of which are double bedrooms with a forth being a single and a family bathroom.

Externally we have mentioned the courtyard garden which is a relaxing spot to have a cup of tea or a Summers's breakfast and offers complete seclusion. The main garden with a patio/BBQ area, lawn bordered by mature flower beds, covered pergola/seating area, storage shed and a pedestrian gate to the parking area.

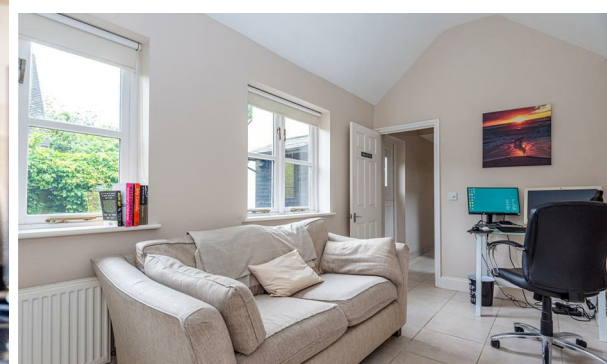
This fabulous home is conveniently located for all local amenities to include the prestigious local schools for children of all ages to include the ever-popular Broxbourne Secondary School, Local Shops, Numerous Country/River Walks on Lea Valley regional Park and Broxbourne Mainline Railway Station with its fast and frequent service into London Liverpool Street with a traveling time of 25 minutes at peak times. A north bound railway service gives access to Stanstead Airport and Cambridge.

The road connections are popular as well as Broxbourne is set north of the M25 on the A10 that gives access to the A414.

The property has mains drainage, water, gas and electricity connected and has Energy Performance rating of 55 (D). The house is situated on a Private Road behind Station Road. (Biannual charge c £100)

- Detached Character Home
- 3 Bathrooms
- Short Walk Of Local Parks
- 5 Bedrooms (inc Annex)
- Carport and Driveway
- Gas Central Heating
- 3 Reception Rooms
- Short Walk Of Station
- Kitchen





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.



Tenure: Freehold
 Council: Broxbourne Borough Council
 Tax Band: F



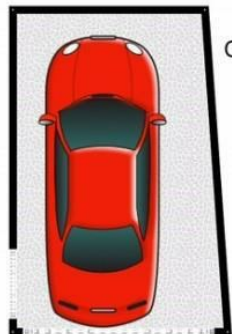








Station Road, Broxbourne



Carport

This floor plan is for guidance only and may not be accurate. Fine and Country 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 Fine and Country Hoddesdon

Approximate Sq ft of house 1724



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

