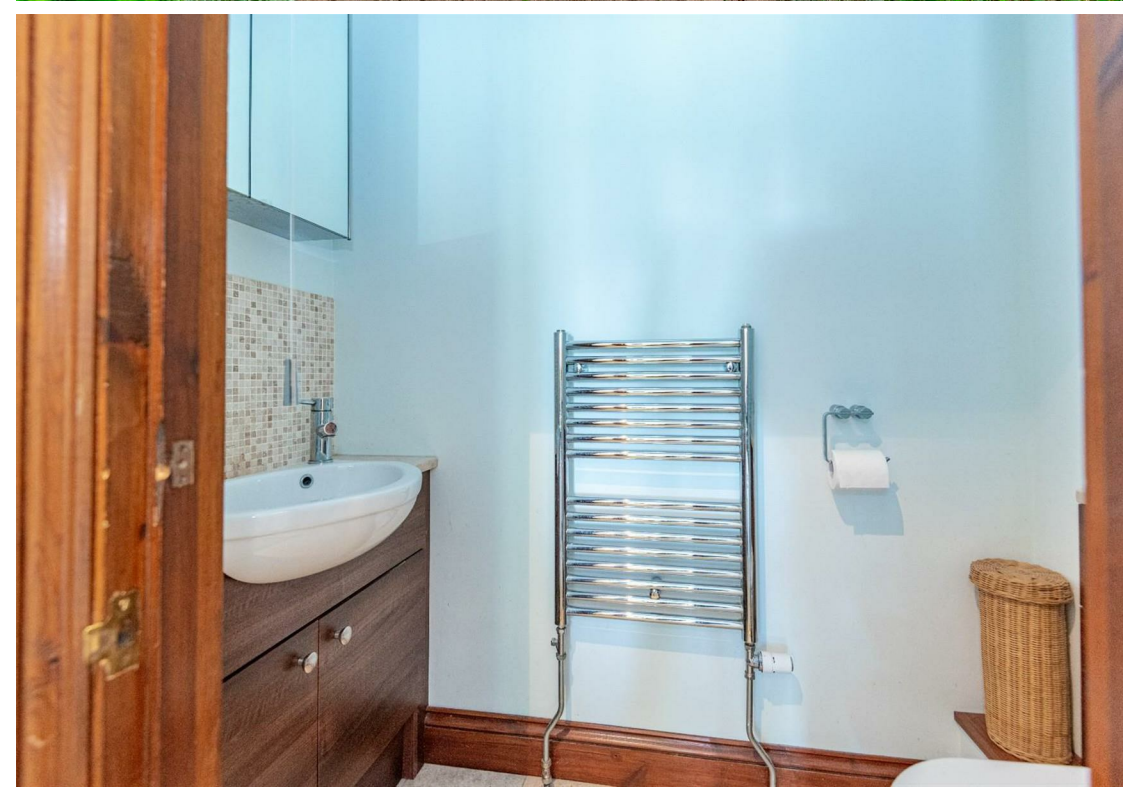
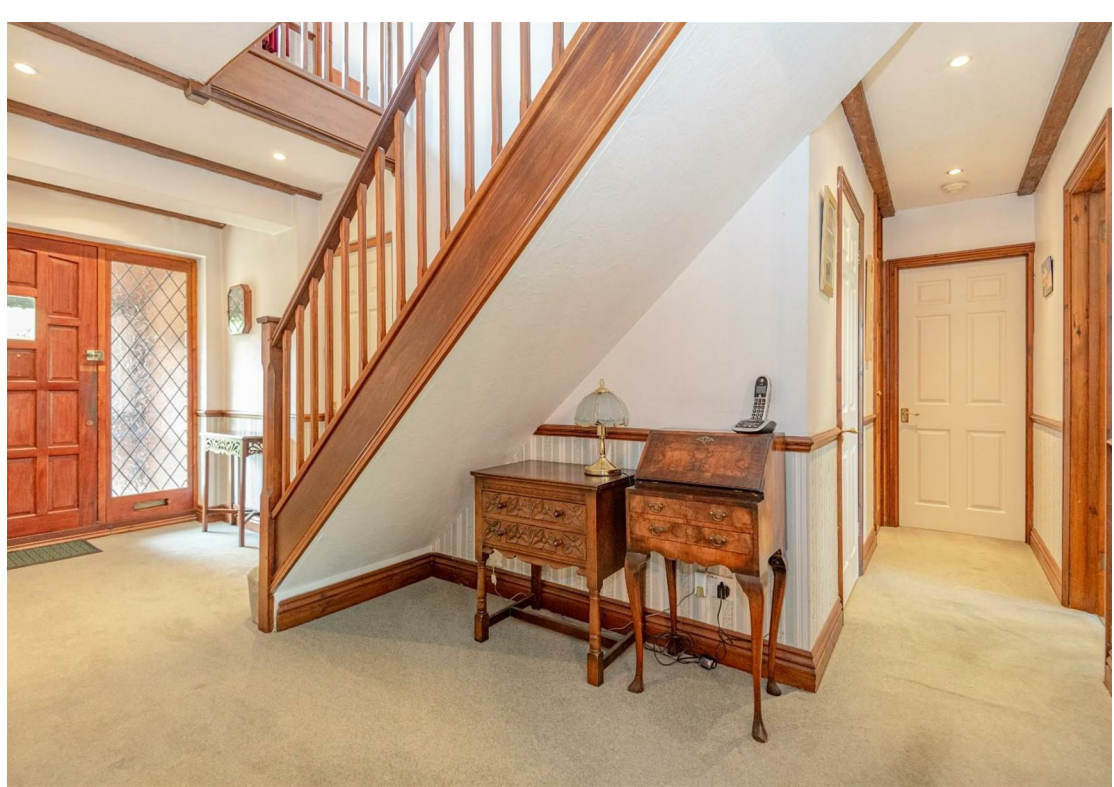




FINE & COUNTRY

Park Lane | Broxbourne | EN10 7PG | Price Guide £1,250,000





Park Lane | Broxbourne | EN10 7PG

An impressive Five double bedroom detached house with a large in and out driveway to the front and a private garden to the rear on one of Broxbourne's prestigious roads. The property will be sold chain free.

The property is accessed via a large porch that gives access to the reception hall with doors leading to all ground floor rooms, including a modern cloakroom, the sitting room which has a feature brick fireplace and doors leading out onto the rear garden. The dining/family room has a large bay window to the front. The Kitchen/ Breakfast Room has been refitted and includes a central island unit, electric hob with a cooker hood above, doors leading to the rear garden and space for a breakfast table. There is a useful boot/utility room with a door to the side of the house.

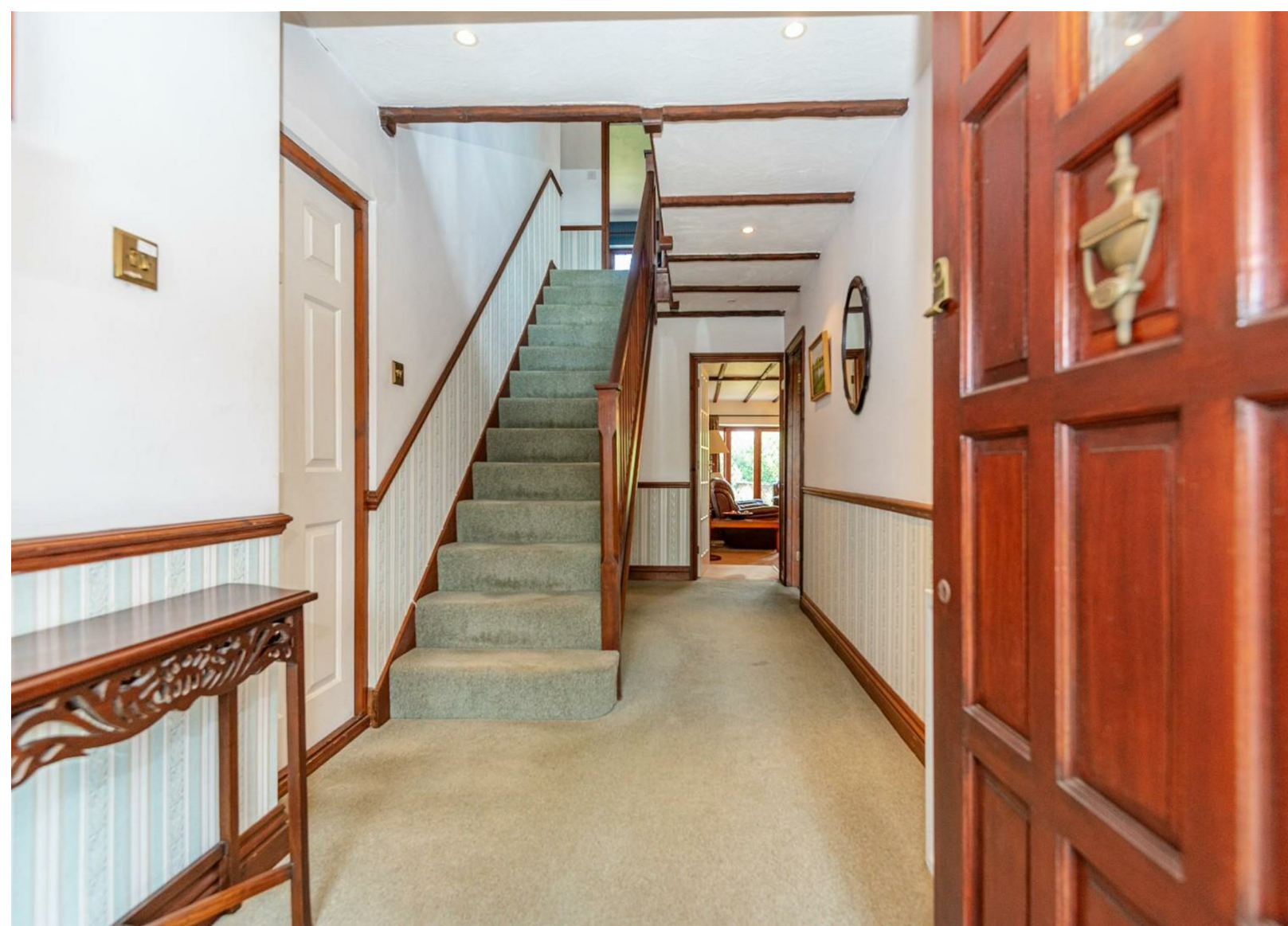
Upstairs in the property there are five double bedrooms, with a super sized principal bedroom with a large oriel bay window overlooking the front garden and a large bath/shower room with a bath on a raised dais and a separate shower cubicle. Two of the other bedrooms have fitted wardrobes and there is a large family bath/shower.

Externally as you arrive at the property you have a choice of entrances to the block paved driveway that gives access to the double garage which has an electric up and over door. The front garden has been landscaped with a number of mature trees and shrubs that give an amount of privacy from Park Lane. A side access to each side of the house gives access to the rear garden which has a large degree of seclusion, a patio area and mature shrubs surround an extensive lawn.

Broxbourne is a popular town to the North of London and outside the ULEZ zone. There are fantastic travel links from the area with the A10 road giving access to the M25 and the A414. In regards to railway links to London's' Liverpool Street station there is a fast line that gives access from Broxbourne Station in 23 minutes at peak times and is in walking distance.

- Detached Freehold House
- 5 Large Bedrooms
- Secluded Garden
- 2 Large Reception Rooms
- In & Out Driveway
- Chain Free Sale
- 2 Bathrooms & a Cloakroom
- Double Garage
- Modern Kitchen/Breakfast Room





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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  2
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  D

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





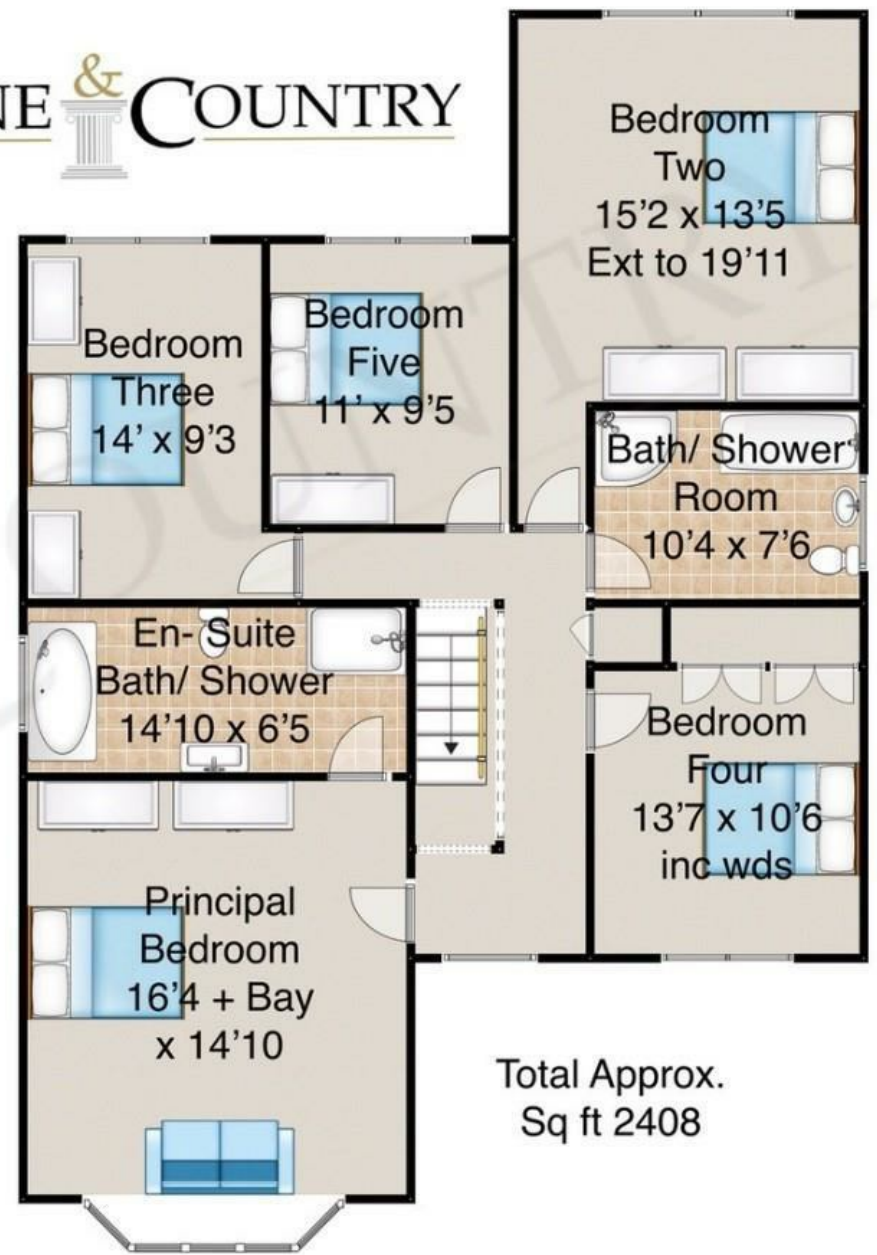






Park Lane
 Broxbourne
 Hertfordshire

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Total Approx.
 Sq ft 2408



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