



FINE & COUNTRY

Church Lane | Broxbourne | EN10 7QF | £1,495,000





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Nestled on the picturesque Church Lane in Broxbourne, this stunning detached house, built in 1965, offers a remarkable blend of modern living and rural charm. Spanning an impressive 2,943 square feet and set within a generous plot of 0.41 of an acre, this property is a true gem for those seeking space and tranquillity.

Upon entering, you are greeted by a spacious hallway adorned with elegant hardwood flooring, which invites natural light to flood the interior. The ground floor boasts a large cloakroom and convenient under-stair storage. To the left, the impressive Living Room features further hardwood flooring, exposed beams, and a charming small Inglenook fireplace, complete with a cast iron log-burning stove, perfect for cosy evenings. Double opening doors open onto a lovely covered veranda for seamless entertainment.

The heart of the home is undoubtedly the expansive kitchen/dining room, equipped with a range of base and eye-level units, integrated appliances, and exquisite quartz worktops. A small walk in larder adds the overall storage in the kitchen. Double doors lead seamlessly to the garden, enhancing the indoor-outdoor flow. A separate utility room provides direct access to both the front and rear of the property, adding to the practicality of this well-designed home. Additionally, two further reception rooms currently serve as a tv/cinema room and study, alongside an attached garage/workshop.

Ascending to the first floor, you will find a luxurious four-piece family bathroom and a large principal bedroom suite featuring a private rear aspect balcony, an en-suite dressing & shower room , and three further double bedrooms.

The beautifully landscaped rear garden is a true outdoor sanctuary, boasting an initial patio and a covered decked veranda entertainment space, perfect for gatherings. The remainder of the garden is predominantly laid to lawn, adorned with mature beds, shrubs, and trees, creating a serene environment.

To the front, a long gravel driveway provides ample off-street parking for up to seven vehicles, bordered by a large wall and mature shrubs, ensuring both privacy and security. It is truly the perfect place to enjoy one's family, away from the hustle and bustle of work and the City.

London is an easy commute away, either via road through use of the A10 and M25, or by rail. Residents benefit from being within close proximity to both Broxbourne & Cheshunt train stations (both of which feed in to Tottenham Hale, Stratford, Liverpool Street & Seven Sisters). Furthermore, the already first-rate location is supplemented by several shopping centres being within a short drive and Stanstead Airport being positioned in reach of around a 30 minute commute. There are also a number of highly regarded private schools locally (Queenswood, Haileybury & St Edmunds).

The property benefits from mains gas central heating, mains electric and water. The property has a private drainage system. Timber & Oak Frame construction with Brick Extensions and larch feather edge boarding externally.

- Extended Detached House
- Gas Central Heating
- Gated Driveway & Garage
- 4 Double Bedrooms
- Double Glazed Windows
- Magnificent South Facing Garden
- En-suite Dressing & Shower
- 4 Reception Rooms
- Large Balcony & Veranda





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.

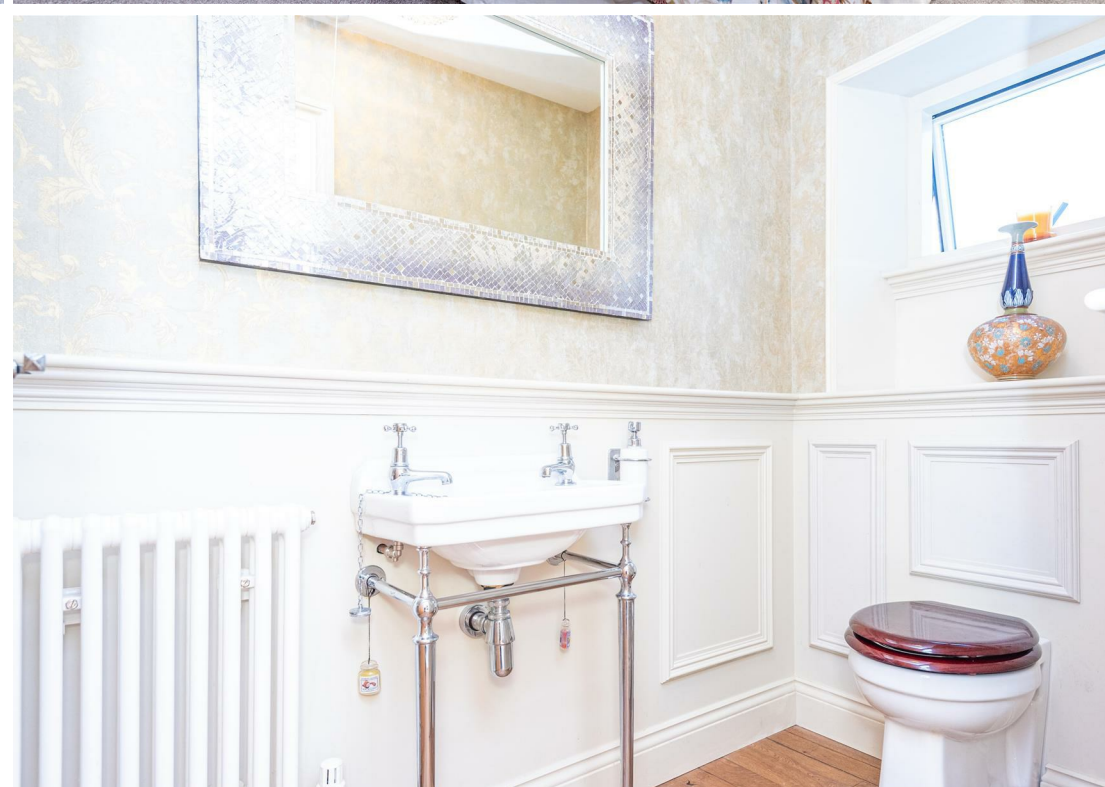
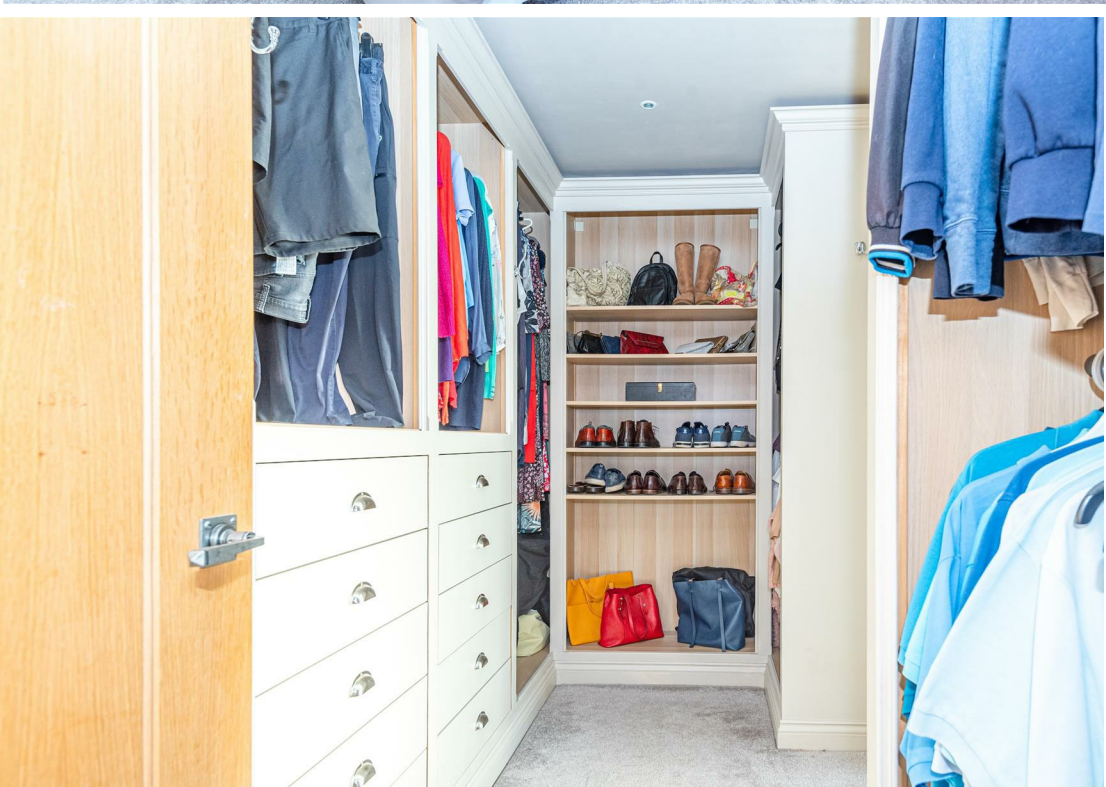
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Tenure: Freehold
Council: Broxbourne Borough
Tax Band: G

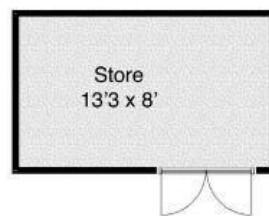












Church Lane
Wormleybury
Broxbourne



Approximate Square Footage
House. 2583
Garage & Store. 360
Total. 2943



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