





# Broxbournebury Mews | Broxbourne | EN10 7JA

Broxbournebury Mews, located within the stunning grounds of the "Hertfordshire Golf & Country Club", affords the prospective buyer the opportunity to live at this spectacular location.

Driving east, out of Broxbourne town into the leafy countryside you will enter over the grounds of the "HGCC" with the impressive driveway. The driveway meanders through the Jack Nicklaus II designed 18- hole golf course and parkland setting, leading to the 18th Century Mansion, with luxury amenities including The Spa, Gymnasium, Indoor Swimming Pool Complex, Bar and Restaurant. Continuing past the Putting Green and Driving Range, the driveway leads directly onto the Exclusive Gated entrance to BROXBOURNEBURY MEWS, which hosts some beautiful properties arranged around a central fountain and seating area.

This exclusive 5 bed detached residence has some distinguishing features. The kitchen has been fitted with a range of modern units, quartz worksurfaces, Integrated appliances, Double Oven, Electric Hob and leads into the orangery / dining room, with direct access to the garden. This in turn leads back into the main living room. An impressive feature to this room is the access and views over the landscaped garden.

Upstairs there are five bedrooms and three bathrooms. The principal bedroom has a range of fitted wardrobes and a modern en-suite shower room. Bedroom two has fitted wardrobes and an en-suite shower too.

### The Exterior:

Directly in front of the house is a double width driveway, giving access to the large double garage and covered porch with its large columns. There is an attractive shrub border which adds to the privacy.

The rear garden has a minimal maintenance garden which is a real sun trap and very private.

### Broxbourne Location:

The area of Broxbourne is an ideal area to live in Hertfordshire, with its fast railway line into London Liverpool Street and London Stratford in under 30 minutes. The London Underground Victoria Line with its fast links into the West End of London is 15 minutes train journey from Broxbourne. Trains travel North to Bishops Stortford, Stansted Airport and Cambridge. Within close proximity to the property is the Brookfield Retail Park, home to a number of major retailers including M&S, Next, Tesco and Boots to name just a few. It is conveniently located for the Lea Valley Regional Park and the Hertfordshire Zoo.

Road links are equally favourable with the A10 running south towards London and the M25, North towards Royston and Cambridge and another West/East route of the A414 and onto the A1 or M11.

Broxbourne is ideally located for schooling for children of all ages, including the highly regarded Broxbourne Secondary School and Sheredes Junior School and is also well positioned for access to a selection of independent schools in the area to include: Heath Mount and St Josephs in the Park prep schools and Haileybury, St Edmunds College and Queenswood secondary schools to name but a few.

### Services:

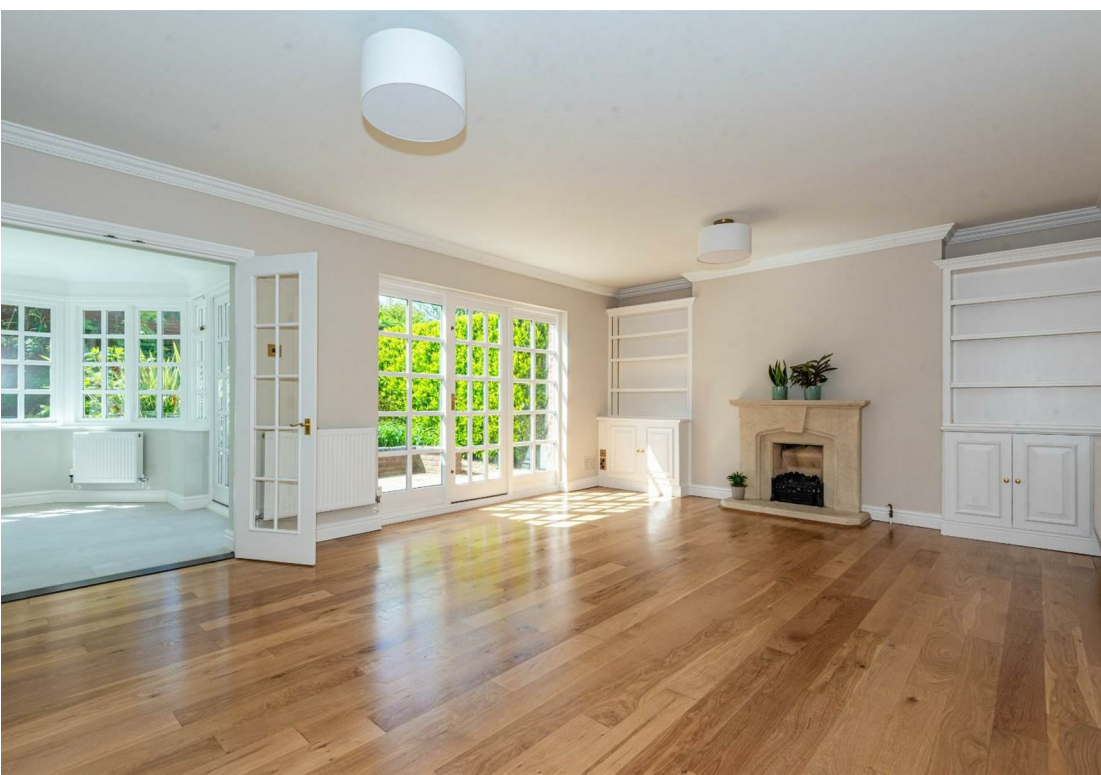
The property has mains gas, water and electric connected.

The property benefits from having a low annual maintenance charge which is currently £550 per annum that covers work on the central fountain and garden, and gates into the mews.

### Useful Information:

Ownership of a property on this development does allow for a discount on fees when joining the Hertfordshire Golf & Country Club (\*\* buyers should seek clarification on any discount direct with the HGCC for details\*\*)

- |                       |                                    |                             |
|-----------------------|------------------------------------|-----------------------------|
| • Detached Property   | • 5 Bedrooms                       | • 3 Bathrooms & a Cloakroom |
| • Modern Kitchen      | • South Facing Garden              | • Chain Free sale           |
| • Gas Central Heating | • On The Hertfordshire Golf Course | • Double Garage & Driveway  |







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Tenure: Freehold  
Council: Broxbourne Borough  
Tax Band: G









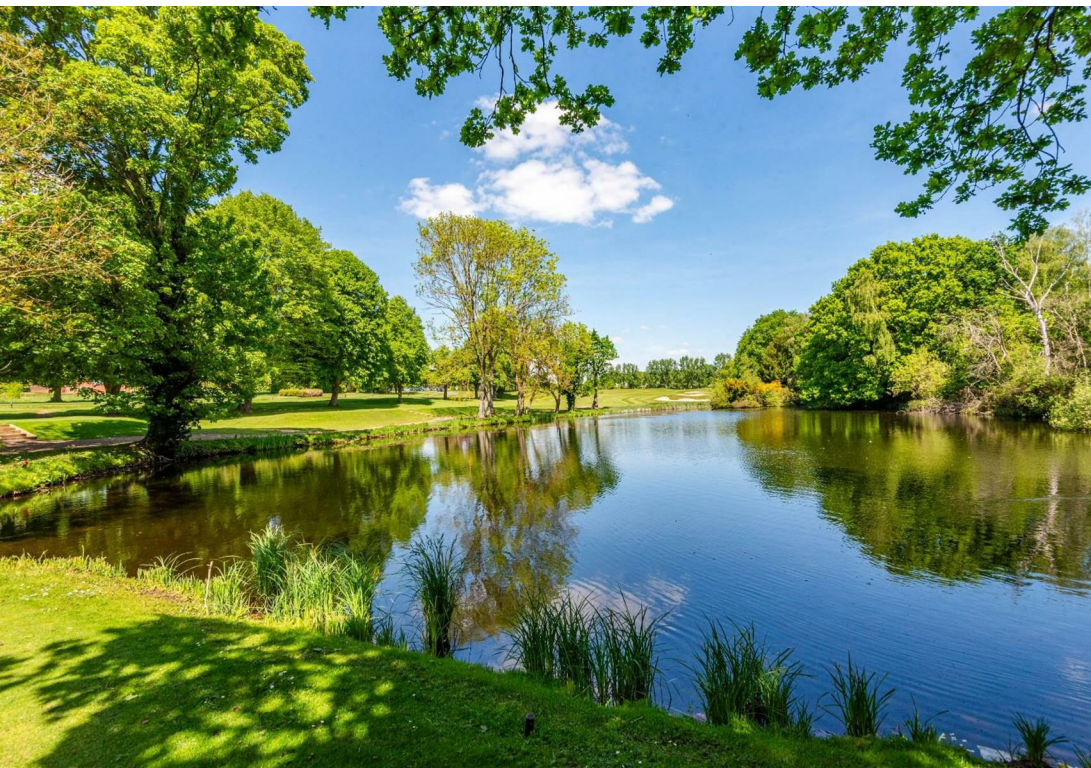














# Broxbournebury Mews The Hertfordshire Golf & Country Club Broxbourne



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