



FINE & COUNTRY

Riverside Avenue | Broxbourne | EN10 6QZ | Offers Over £1,300,000





Riverside Avenue | Broxbourne | EN10 6QZ

Nestled on Riverside Avenue in Broxbourne, this charming detached bungalow, dating back to 1908, offers a unique opportunity for both comfortable living and potential redevelopment. Set on a generous double-width plot, the property boasts stunning views over the River Lea, complete with mooring rights for those who wish to indulge in boating or fishing, making it a perfect haven for outdoor enthusiasts.

The bungalow has been thoughtfully extended over the years, now featuring four spacious double bedrooms, two of which are equipped with en-suite shower rooms. The family bathroom is generously sized, catering to the needs of a growing household. The heart of the home is a welcoming kitchen/breakfast room, complemented by a utility room for added convenience. With four reception rooms, including a dining room adorned with a wood-burning stove and decorative panelling, this property is ideal for both entertaining and family gatherings. The living room, with its dual aspect windows, opens into a delightful garden room, seamlessly blending indoor and outdoor living.

The exterior of the property is equally impressive, situated at the beginning of a private road with an in-and-out driveway leading to a large detached garage. The expansive garden is a true highlight, featuring an additional side garden that has been lovingly used for growing vegetables, offering a touch of self-sufficiency.

With the potential for redevelopment into two properties, subject to planning permission, or the opportunity to create a grand family home, this property is a rare find. Whether you are looking for a peaceful retreat or a project to make your own, this bungalow on Riverside Avenue is not to be missed.

Broxbourne Station is within easy walking distance and has a fast and frequent service to London's Liverpool Street (25min Approx).

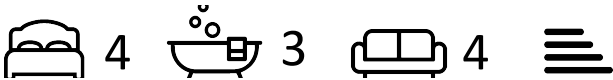
The property has mains water, gas central heating, drainage and electricity. The property is set on a private road with a small discretionary charge requested.

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|-------------------------------|--------------------------------|---------------------------------|
| • Detached Character Bungalow | • Potential Building Plot STPP | • River Frontage & Mooring |
| • Fishing Rights | • 4 Double Bedrooms | • In & Out Driveway + Garage |
| • Double Width Plot | • 4 Reception Rooms | • Family Bathroom & 2 En-suites |





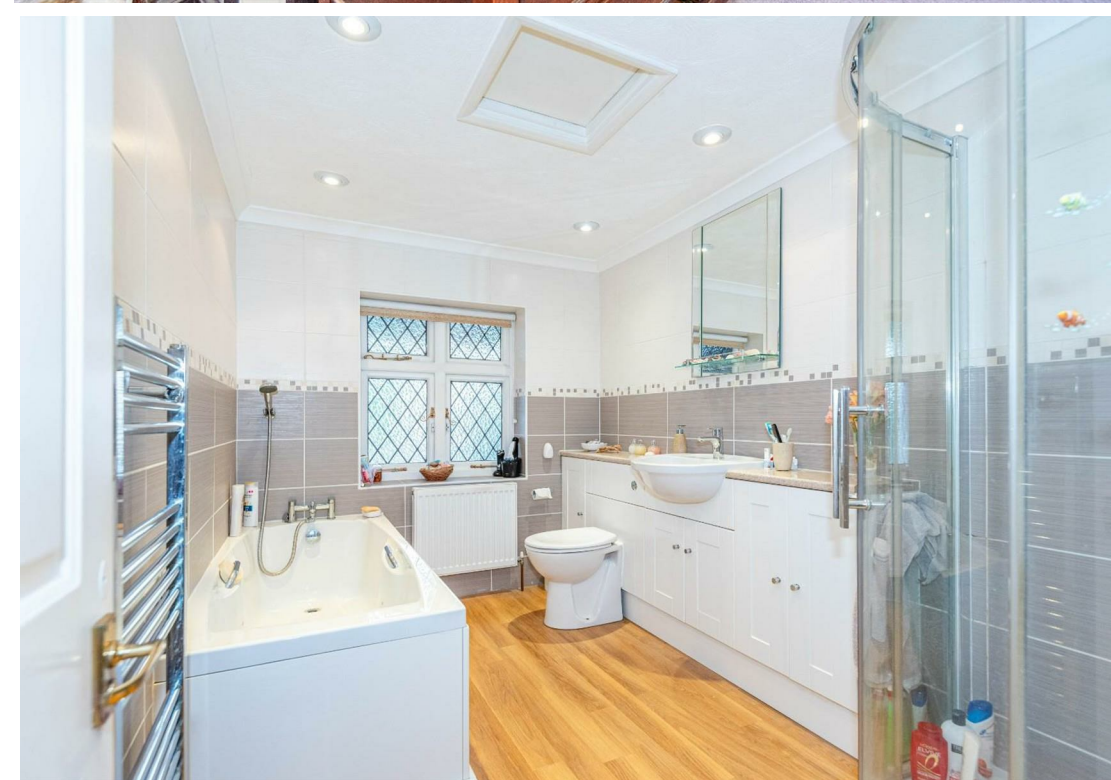
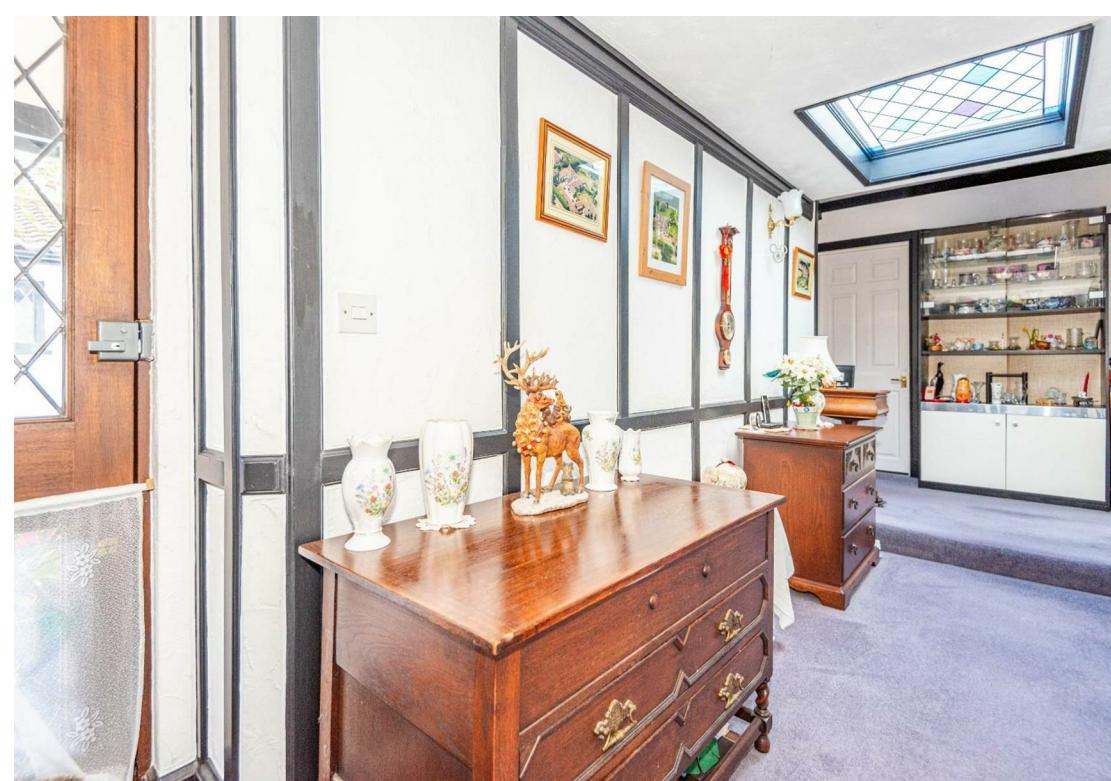
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Tenure: Freehold
Council: Epping Forest
Tax Band: F



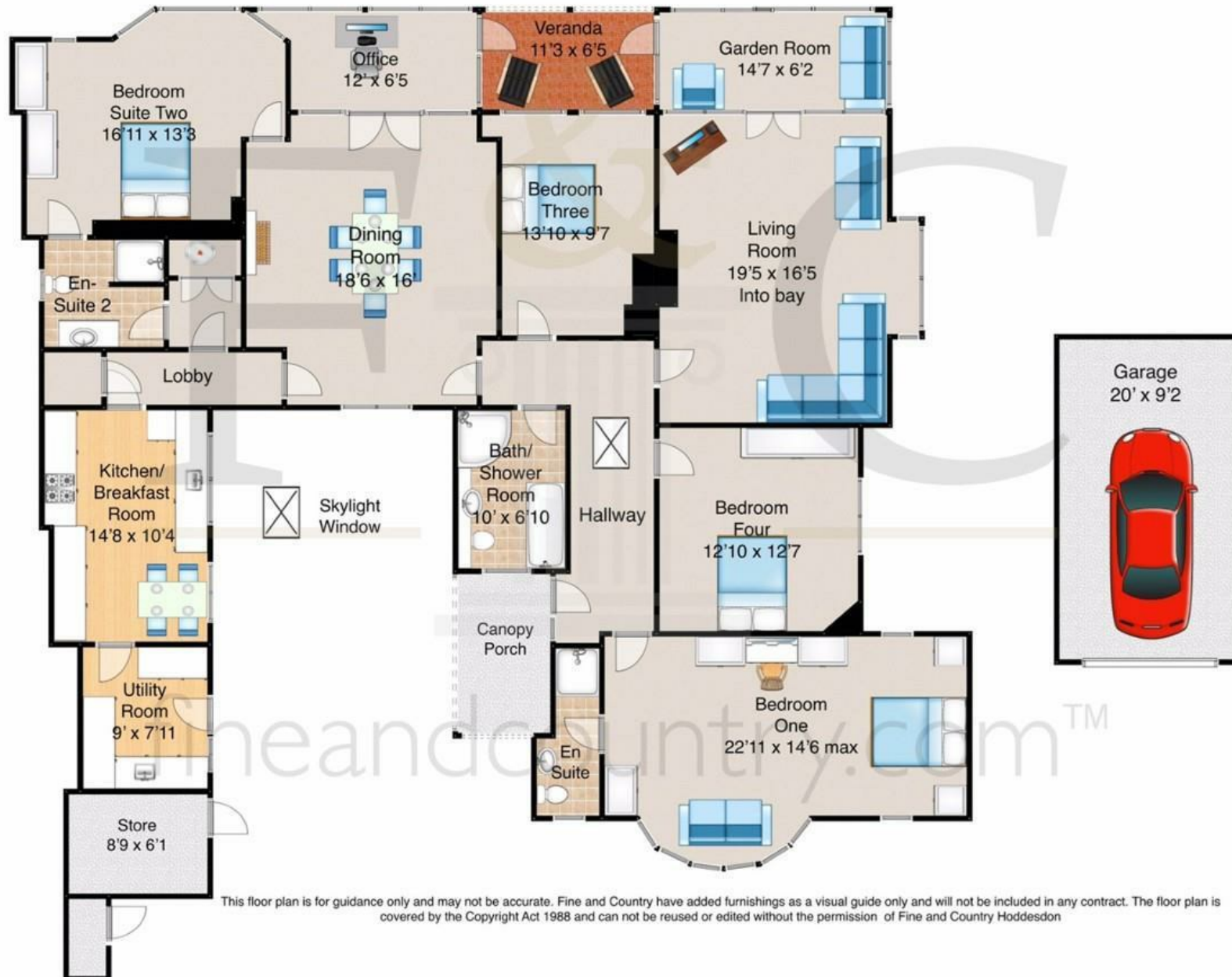








Riverside Avenue, Broxbourne



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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