



Robinia Road, EN10 6GE  
Broxbourne





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# Robinia Road, EN10 6GE

Kings Group are delighted to present this BEAUTIFUL, FOUR BEDROOM SEMI DETACHED TOWN HOUSE, LOCATED IN THE POPULAR EN10 POSTCODE.

Welcome to this beautifully presented four-bedroom semi-detached townhouse, ideally positioned and boasting a generous front driveway providing ample off-street parking.

Upon entering the property, you are greeted by a bright and welcoming entrance hall. Immediately to the left is the converted garage, now thoughtfully redesigned as a spacious and versatile dining room—perfect for family gatherings or entertaining guests. Continuing along the hallway, a convenient downstairs WC is situated to the left. At the rear of the property you will find a contemporary, well-appointed kitchen featuring modern units, ample worktop space, and direct views out to the beautifully landscaped rear garden, designed for low-maintenance enjoyment and outdoor relaxation.

Ascending to the first floor, you are welcomed onto a light-filled landing. To the rear is the elegant lounge, benefitting from two charming Juliette balconies which flood the room with natural light and create a stylish, airy feel. This floor also offers a modern family bathroom along with the third and fourth bedrooms, ideal as children's rooms, guest rooms, or home office spaces.

The second floor is dedicated to the more private living quarters. Here you will find the impressive master bedroom complete with its own en-suite shower room, offering a luxurious and tranquil retreat. Across the landing lies the generously sized second bedroom, also wonderfully light and spacious.

This superb townhouse offers flexible accommodation across three floors, complemented by its attractive landscaped garden, and is ideal for modern family living. Early viewing is highly recommended.

£510,000



- **FOUR BEDROOM SEMI DETACHED TOWN HOUSE**
- **DRIVEWAY**
- **CONVERTED GARAGE**
- **POPULAR RESIDENTIAL AREA**
- **EASY ACCESS TO A10 AND M25**

- **FREEHOLD**
- **LARGE MASTER BEDROOM WITH EN-SUITE**
- **MODERN AND HIGH SPEC THROUGHOUT**
- **CLOSE TO POPULAR SCHOOLS**
- **CLOSE TO BROOKFIELD SHOPPING CENTRE**

### **Location**

A new owner benefits from being surrounded by everything a home and family need for day-to-day life and future growth. Robina Road has easy access to local high street shops, popular restaurants, Tesco Supermarket, banks, cafes and many more high street shops and businesses, in addition to local high street shops The Cedars is also a stone's throw away from Brookfield Shopping Centre. Not only does it have local shops nearby, you will also benefit from being within a close distance to Laura Trott Leisure Centre, Cheshunt Community Hospital, Lea Valley Park and Cheshunt Community Sports Park.

### **Travel Links**

Robin Road also offers fantastic commute links, with both Cheshunt and Broxbourne Station being under a 30-minute walk away. There are regular services to London Liverpool Street via Tottenham Hale, in under 30 minutes, and Greater Anglia Service trains to destinations like Cambridge, Stansted Airport, and Hertford East. In addition to the public transport links, the A10 and M25 are also accessible in under 10 minutes.

### **Local Schools**

With the property being ideal for a family, local schools may be an important criteria in your search which in addition to the above that Robina Road offers, you also have some of the areas most sought after and popular schools such as Longlands Primary School and Nursery, Wormley CofE Primary School, Churchfield Church of England Academy, The Broxbourne School, Broxbourne CofE Primary School and many more all within a short drive or walk away.

Council Tax Band - E

Construction Type - Standard (Brick, Tile)

Flood Risk - Rivers & Seas: Very Low, Surface Water: Very Low



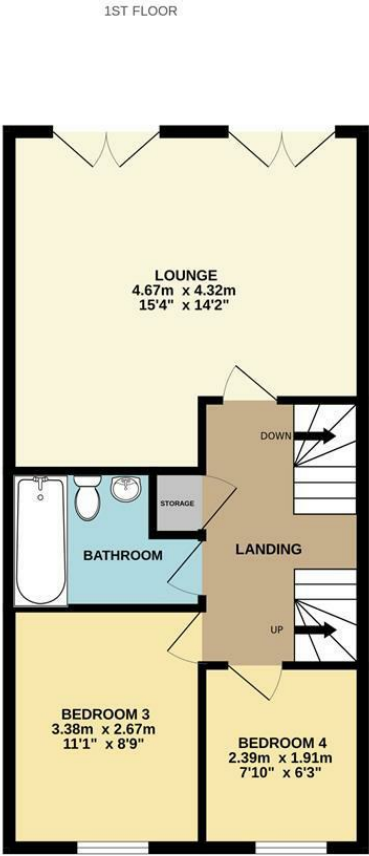
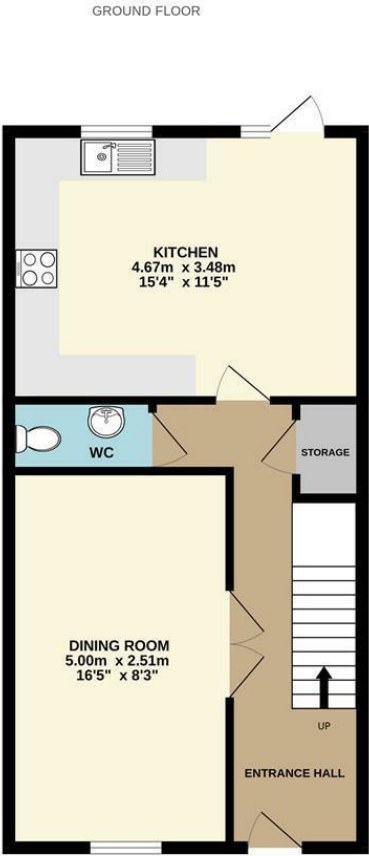




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Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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THE PROPERTY MISDESCRIPTIONS ACT 1991. The agent has not tested any apparatus, equipment, fixtures or services and so cannot verify that they are in working order, or fit for the purpose. References to the Tenure of a property are based on information supplied by the vendor. The agent has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor or Surveyor. Note: These details are correct at time of going to press.

9 Lynton Parade, Turners Hill, Cheshunt,  
Hertfordshire, EN8 8LF  
T: 01992 635735  
E:  
www.kings-group.net

