



SIMPLY HOMES

**Broxbournebury Mews**

Broxbourne EN10 7JA







# Broxbournebury Mews

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A superb, 5-Bedroom, 3-bathroom, 2-reception room detached family home with large west facing garden, double garage and recently re-fitted kitchen. Set within the stunning grounds of The Hertfordshire Country Club with a long winding access road through the picturesque grounds and lakes to the private, secluded, gated entrance of Broxbournebury Mews.

Enter the large entrance hallway with floor to ceiling front aspect window and space for a seating area, coats and boots leading to the large double garage with 2 double garage doors that has been converted into living accommodation by some of the neighbours. A refitted kitchen with quartz worktops and integrated appliances and rear aspect window leading to the orangery/dining room with 180-degree windows and doors overlooking the gardens. French Doors lead to a 21 foot by 14-foot lounge with rear aspect windows and door leading to the garden.

To the first floor there are 5 bedrooms with 3 luxuriously re-fitted bathrooms with Porcelanosa sanity ware, fitted wardrobes to 3 bedrooms and views over the gardens from the Master and Bedroom 2. Neighbours have extended into the roof.

Outside the property is a very large private West Facing rear garden, additional land was purchased by the current owners to more than triple the size of the gardens. There is a 2-car driveway with additional communal parking as well as stunning walks and fishing rights to the lakes on the grounds.

Broxbourne Station gets to London Liverpool Street in under 25 minutes, there is catchment to Broxbourne Primary and Secondary Schools.

## Services:

The property has a service charge of £450 per annum, this covers work on the central fountain and garden, and gates into the mews.















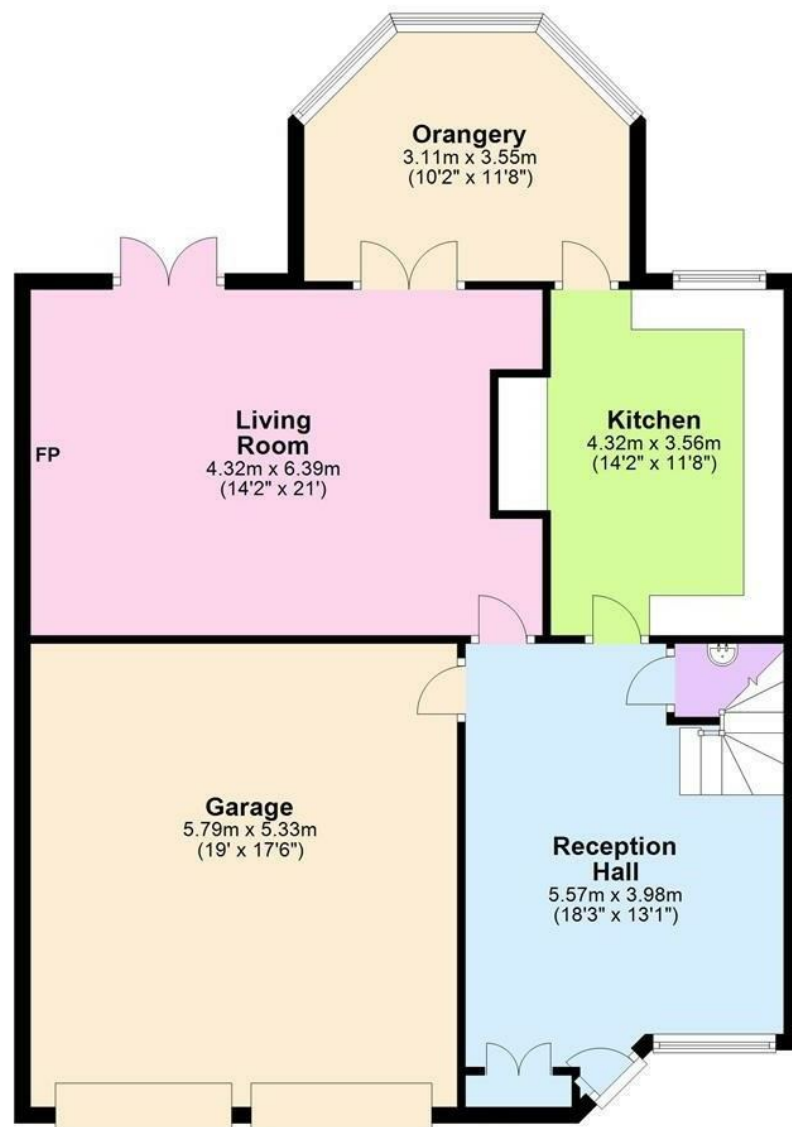






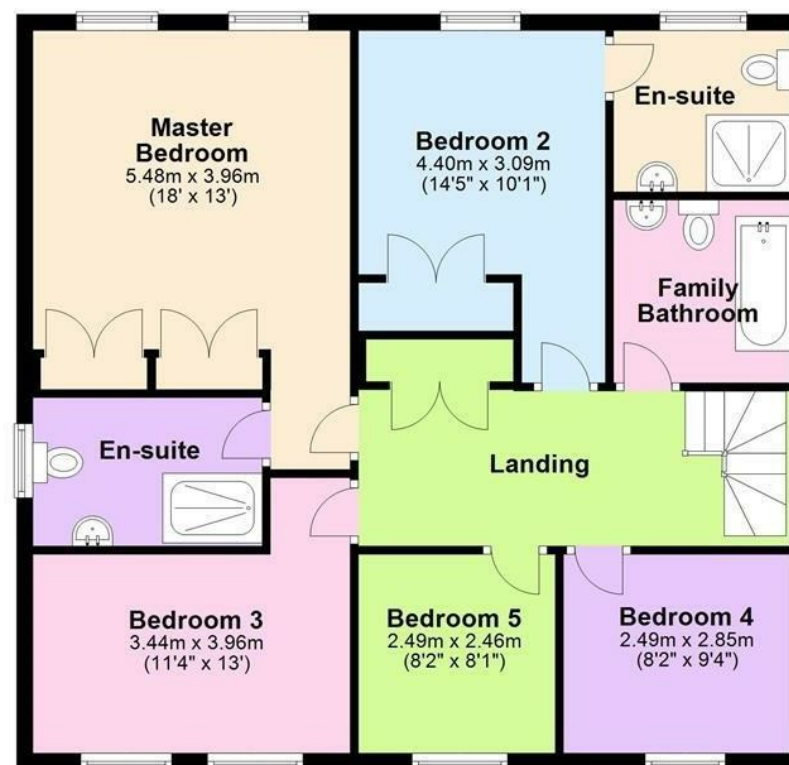
### Ground Floor

Approx. 109.8 sq. metres (1182.4 sq. feet)



### First Floor

Approx. 84.6 sq. metres (910.7 sq. feet)



Total area: approx. 194.5 sq. metres (2093.1 sq. feet)















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115 Fore Street | Hertford | SG14 1AS | 01992 558 557 | [sales@simply-homes.co.uk](mailto:sales@simply-homes.co.uk) | [simply-homes.co.uk](http://simply-homes.co.uk) | Find us on

