



3, Kingfisher Close, Broxbourne

EN10 7FG

Asking Price £625,000



stevenoates.com



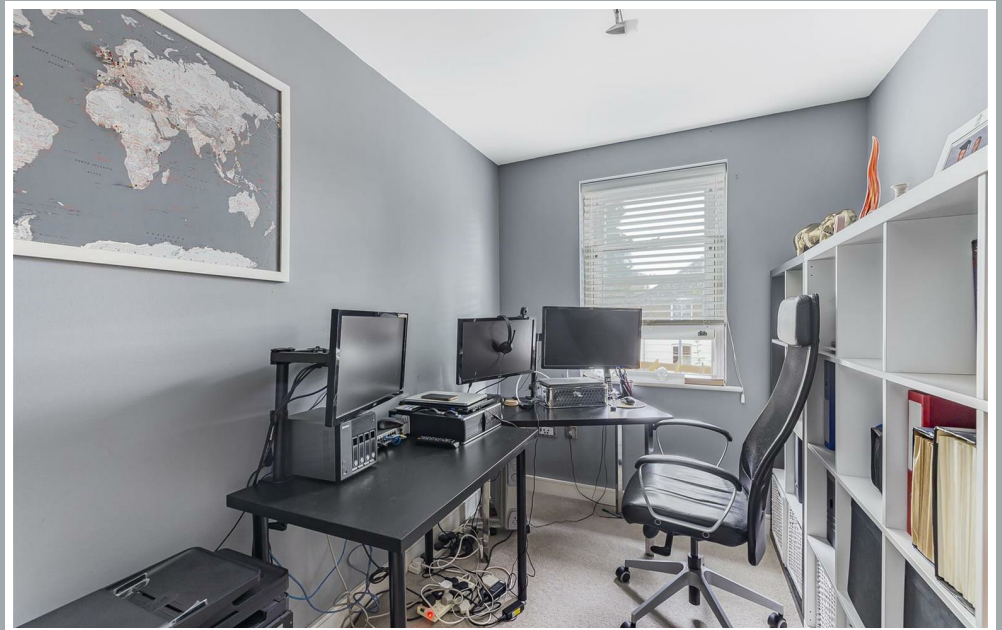
3 Kingfisher Close, Broxbourne, Hertfordshire, EN10 7FG

Steven Oates are pleased to offer this stunning 4 bedroom family home situated in this beautiful riverside development in the heart of Broxbourne. This deceptively spacious home has been well designed and finished to a high specification throughout including many desirable features. The ground floor of the property benefits from a large entrance hallway, integral garage, downstairs w/c and an extremely well finished open plan kitchen/diner with integrated appliances. The First floor includes a family size living room with picturesque views over the New River, 2 great size bedroom and a modern family bathroom suite. On the second floor there is 2 further double bedrooms both with built in storage, the principal bedroom has an en-suite and a step out balcony. Outside this property has a low maintenance garden complete with decking. Kingfisher Close is perfectly located for access to Broxbourne Town & local schooling, internal viewing is highly recommended.

The property is located within this sought after residential road within easy reach of Broxbourne train station which offers fast services to London's Liverpool Street (approx. 30 mins). Broxbourne offers a good variety of local shops with a larger selection only a short drive away in Brookfield Farm. Excellent schooling is also closeby with The Broxbourne School and Sheredes both within a short distance away.



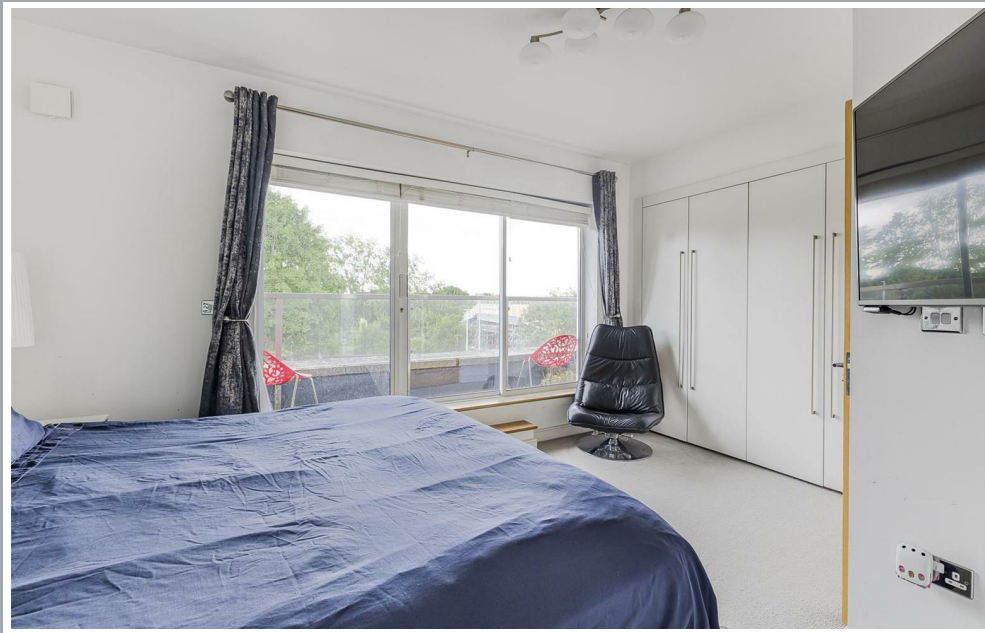
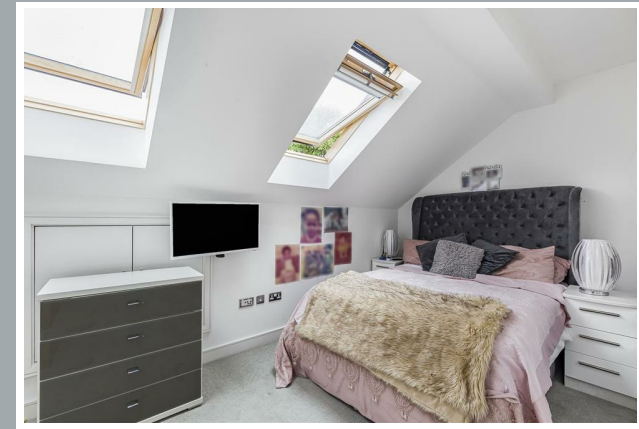
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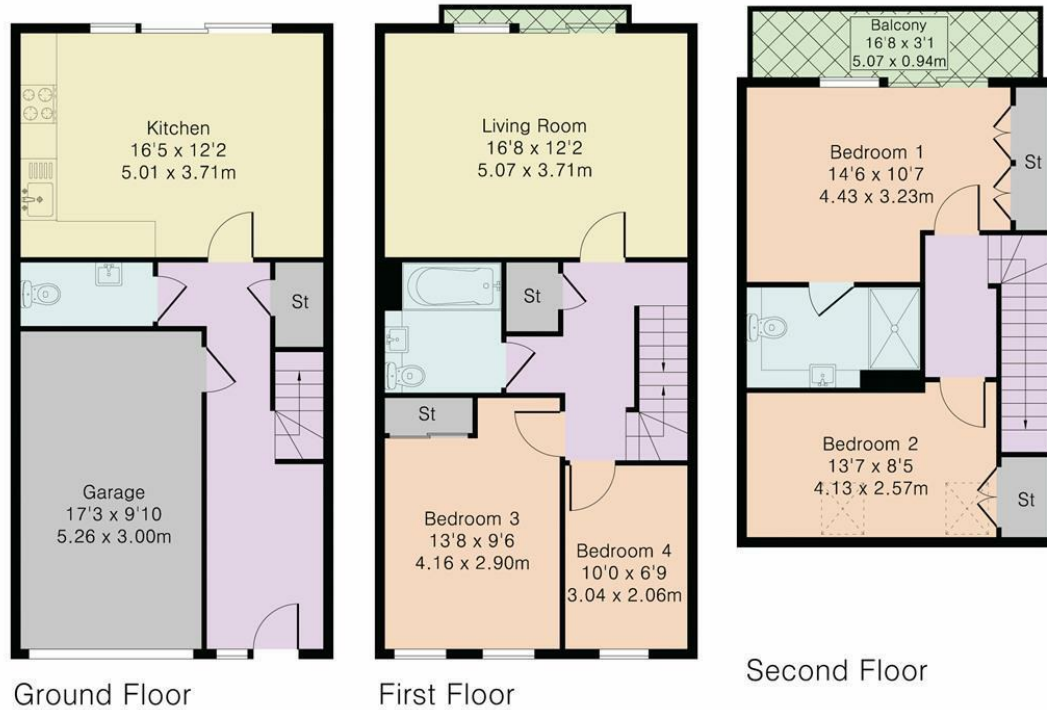


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Approximate Gross Internal Area 1501 sq ft – 139 sq m
 Ground Floor Area 550 sq ft – 51 sq m
 First Floor Area 550 sq ft – 51 sq m
 Second Floor Area 402 sq ft – 37 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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