



26, Scholars Avenue, Broxbourne

EN10 7FR

Price Guide £795,000



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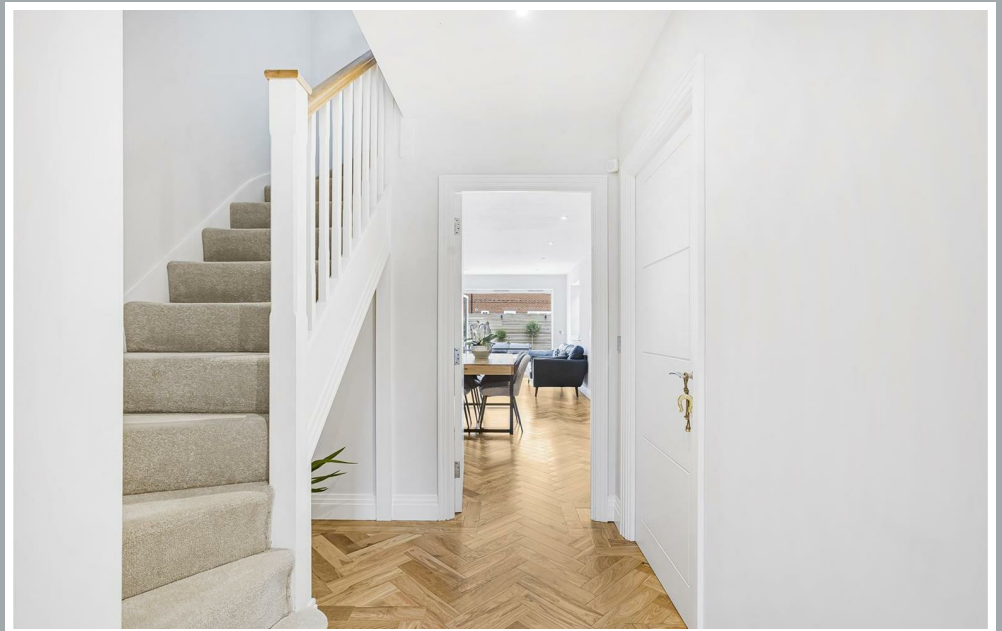
26 Scholars Avenue, Broxbourne, Herts, EN10 7FR

**** Better Than New**** Steven Oates are delighted to offer for sale this completely upgraded 4 bedroom family home located within this exciting development in the grounds of the former The Broxbourne School. The property has been carefully upgraded throughout by its present owners and offers generous accommodation of 1,438 sqft comprising of a bright entrance hall with downstairs w.c., living room, a spacious kitchen/diner, the whole ground floor has beautiful Oak Herringbone flooring and also features CAT6 and security lighting. On the first floor, there are 3 good size bedrooms, a family bathroom. The second floor has a wonderful principal bedroom suite with Sharp fitted furniture and immaculate en-suite shower. Externally the rear garden has recently been landscaped to create a wonderful entertaining area with large patio and laid lawn section, and new fencing. The garden has direct access to own private garage situated to the side of the house, with a further 2 space provided to the front of the property. The quality of the finish in the house is second to none and an early viewing is advised

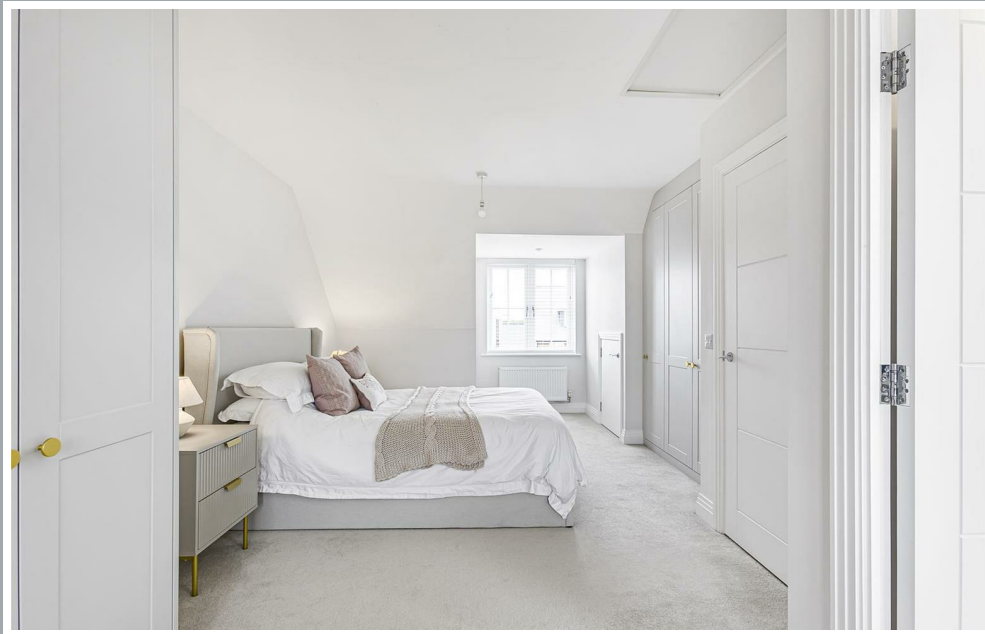
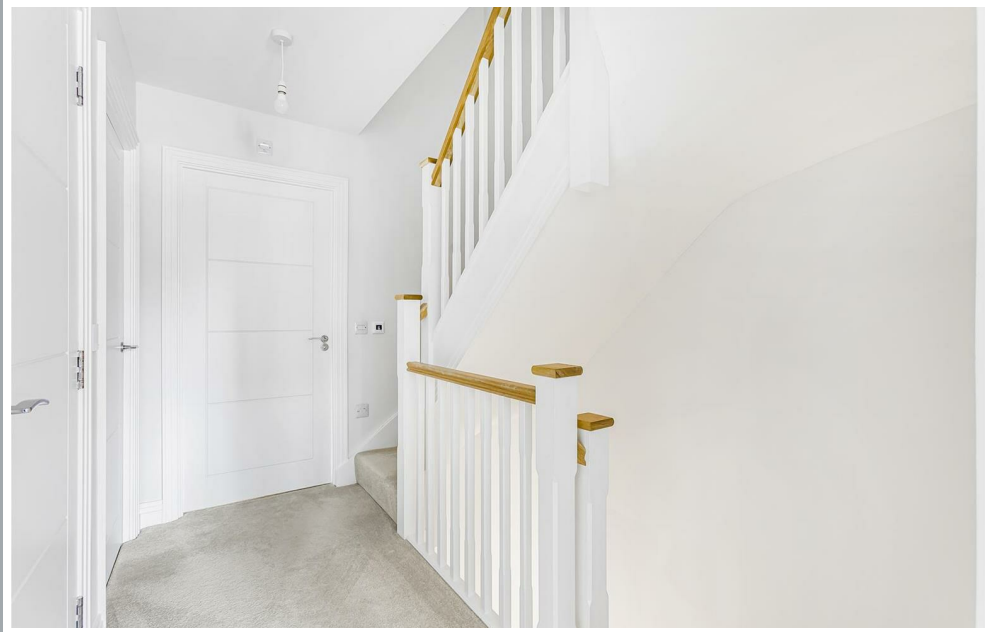
The Scholars is an exciting new development located in the former grounds of the highly regarded The Broxbourne School. Homes at Scholars benefit from an unspoilt, secluded and leafy location, and sought-after access to the neighbouring school and its local amenities. The newly built The Broxbourne School is now located on the edge of the development, whilst Broxbourne train station sits less than a mile away providing fast services to London's Liverpool Street (approximately 30 mins).



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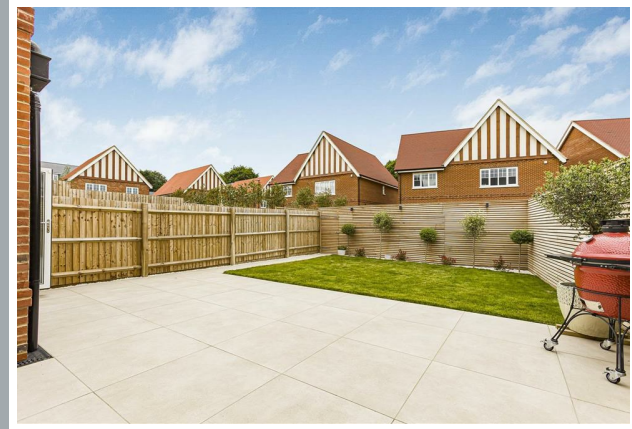


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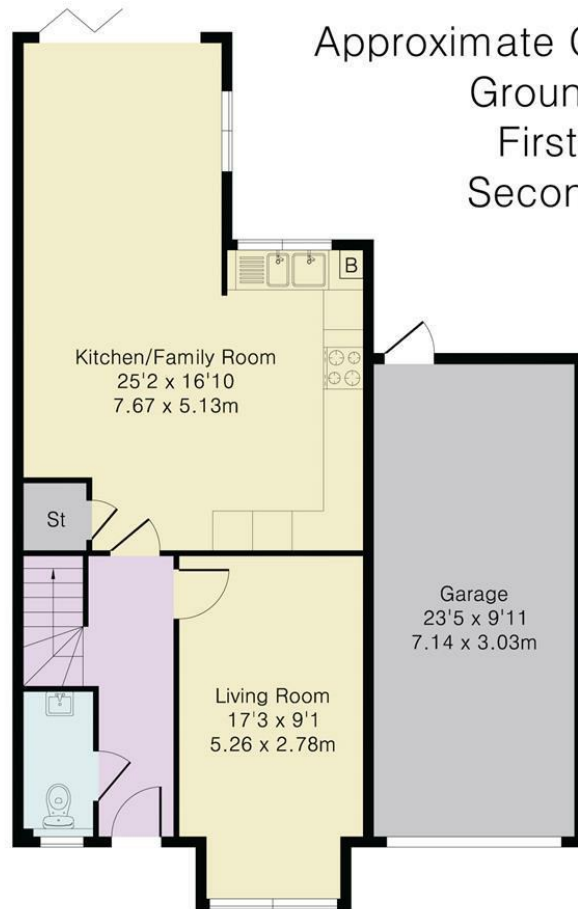


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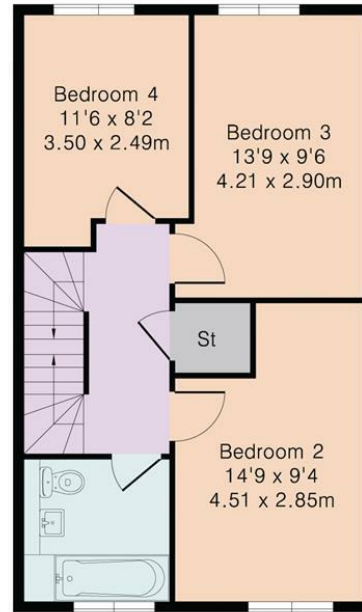


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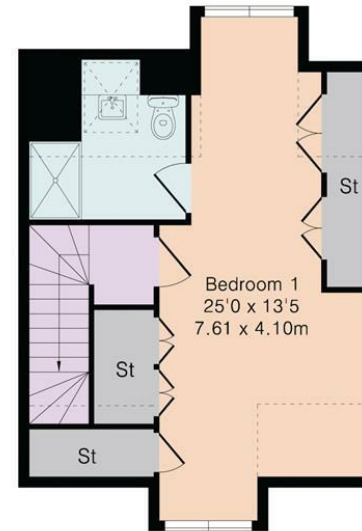
Approximate Gross Internal Area 1712 sq ft – 159 sq m
Ground Floor Area 856 sq ft – 80 sq m
First Floor Area 489 sq ft – 45 sq m
Second Floor Area 367 sq ft – 34 sq m



Ground Floor



First Floor



Second Floor

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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