



Park Lane, Broxbourne
EN10 7PG

Offers In Excess Of £1,750,000



stevenoates.com



Wildwoods, Park Lane, Broxbourne, Hertfordshire, EN10 7PG

A spectacular and completely remodelled 7 bedroom/4 bathroom detached family home boasting exceptionally generous accommodation located within one of Broxbourne's most sought after residential locations less than 1 mile from Broxbourne train station. The stylish accommodation comprises of a large entrance hall with downstairs wc, leads to a large living room, dining room and spacious family kitchen. In addition, on the ground floor there is a large games room and utility room. On the first floor, there are 6 bedrooms and 3 bathrooms, whilst on the second floor, there is a main bedroom with en-suite bathroom and a separate dressing room. Externally, there is a large gravel driveway which leads to an integral double garage and the rear garden enjoys a high degree of seclusion and includes large entertaining spaces.

This substantial family home is ideal for commuters with Broxbourne Station being less than 1 mile and provides a regular, fast service to London's Liverpool Street. There is an excellent choice of both state and private schooling locally including the highly acclaimed Broxbourne School.



70 Fore Street, Hertford, Hertfordshire, SG14 1BY



70 Fore Street, Hertford, Hertfordshire, SG14 1BY



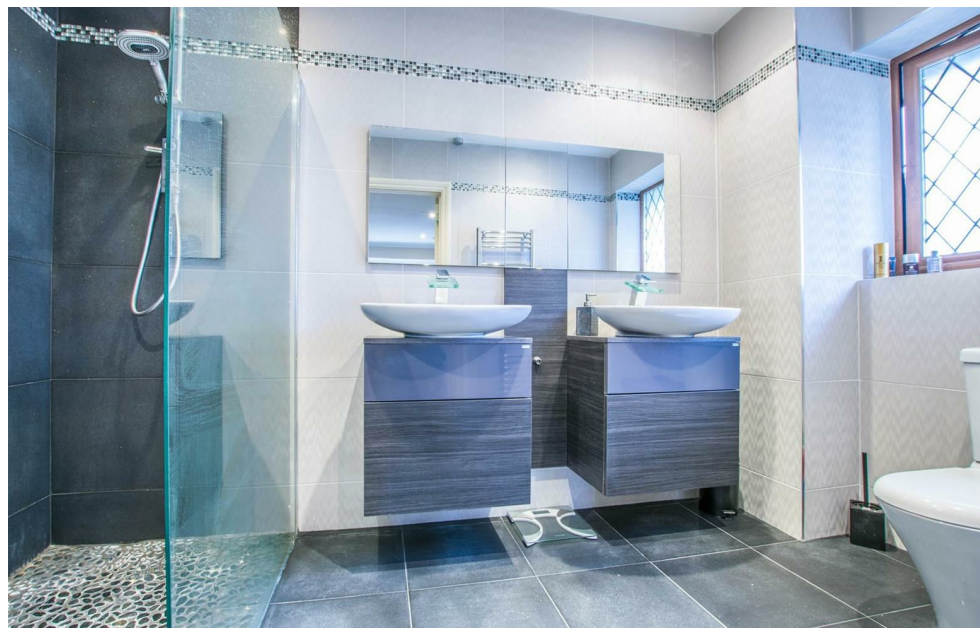
70 Fore Street, Hertford, Hertfordshire, SG14 1BY



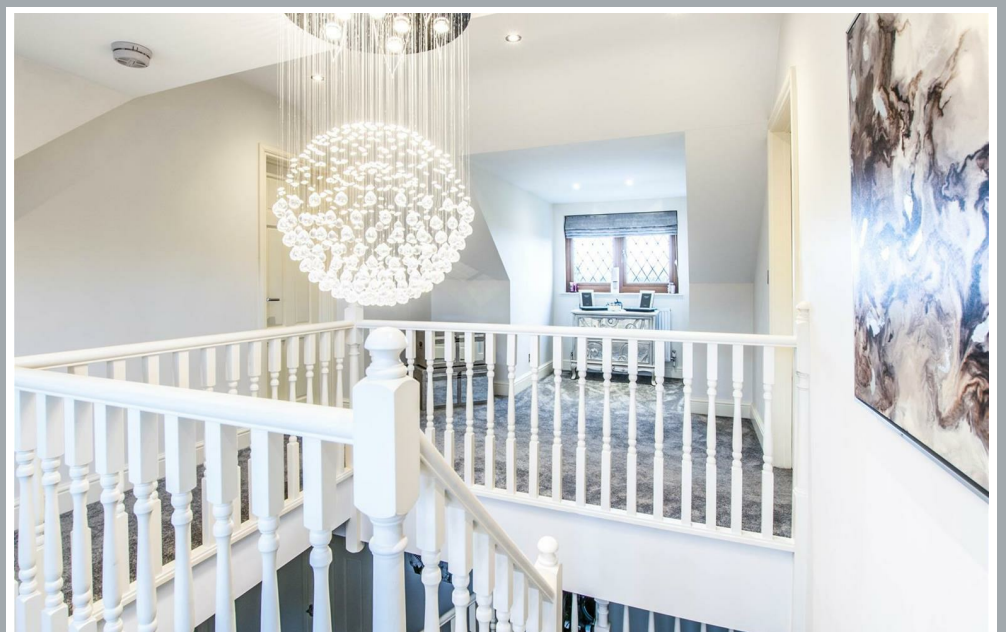
70 Fore Street, Hertford, Hertfordshire, SG14 1BY



70 Fore Street, Hertford, Hertfordshire, SG14 1BY



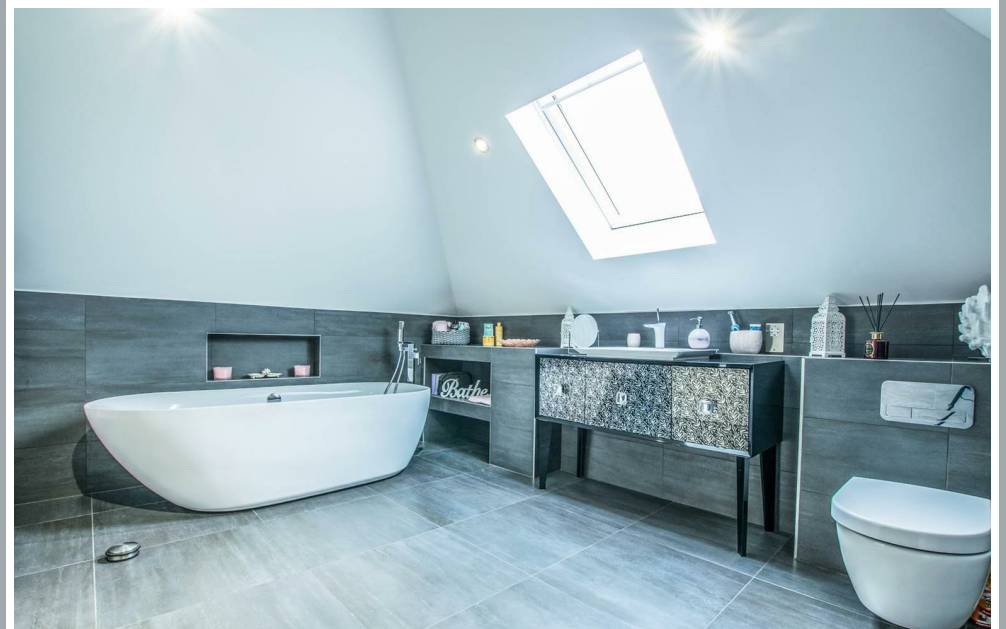
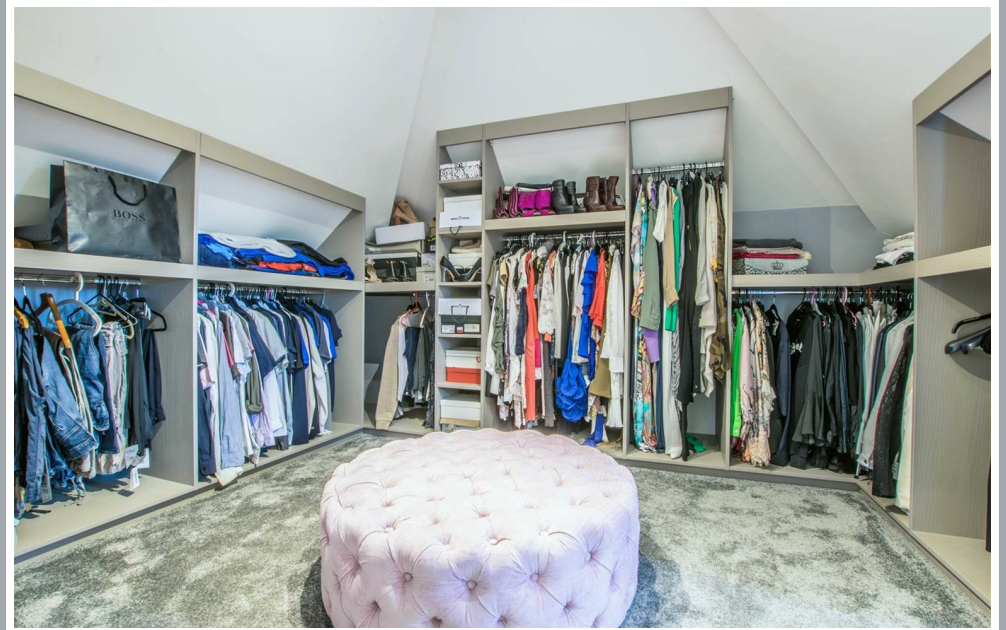
70 Fore Street, Hertford, Hertfordshire, SG14 1BY



70 Fore Street, Hertford, Hertfordshire, SG14 1BY



70 Fore Street, Hertford, Hertfordshire, SG14 1BY



70 Fore Street, Hertford, Hertfordshire, SG14 1BY

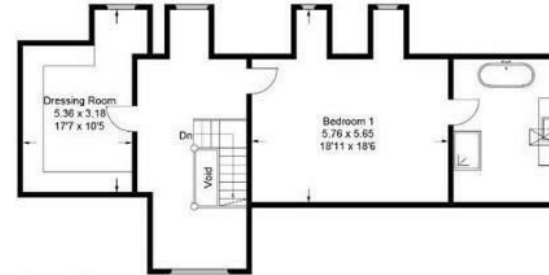
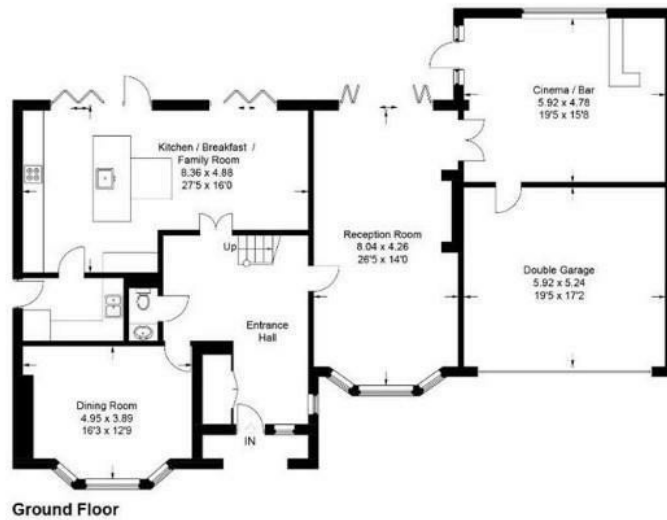


70 Fore Street, Hertford, Hertfordshire, SG14 1BY



70 Fore Street, Hertford, Hertfordshire, SG14 1BY

Approximate Gross Internal Area
 Ground Floor = 180.6 sq m / 1,944 sq ft
 (Including Garage)
 First Floor = 154.5 sq m / 1,663 sq ft
 Second Floor = 74.2 sq m / 799 sq ft
 (Excluding Void)
 Total = 409.3 sq m / 4,406 sq ft



Second Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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.



stevengoates.com