



2, Broxbournebury Mews, Broxbourne

EN10 7JA

Guide Price £1,100,000



stevenoates.com



2 Broxbournebury Mews, Broxbourne, Hertfordshire, EN10 7JA

'Broxbournebury Mews' is located within the stunning grounds of The Hertfordshire Golf & Country Club, accessed via picturesque grounds and lakes leading to the private, secluded and gated development. The driveway meanders through the Jack Nicklaus II designed 18-hole golf course and parkland setting, leading to the 16th century Broxbournebury Mansion, with luxury amenities including the Spa, Gymnasium, Indoor Swimming Pool Complex, Bar and Restaurant. Continuing past the Putting Green and Driving Range, the driveway leads directly onto the exclusive gated entrance to Broxbournebury Mews, which hosts some beautiful properties arranged around a central fountain and seating area. The house has been improved to a high standard by the owner and is being offered chain free. Benefits include a spacious entrance hallway/reception, interior designed modern kitchen, ground floor cloakroom and two additional reception rooms. On the first floor, there are five good size bedrooms, two of which have their own en-suites, and a family bathroom. Externally, there are two car park spaces on the driveway, an integrated double garage with space for two further cars plus space for visitor parking in front of the house. The landscaped, south facing rear garden is secluded and has been well maintained by the owner.

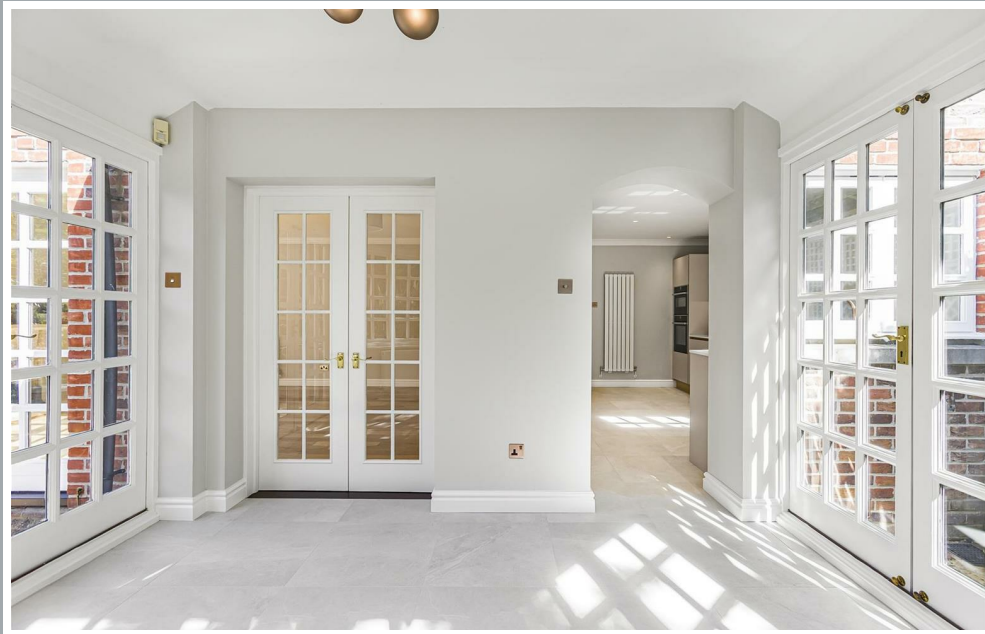
Broxbournebury Mews is surrounded by beautiful countryside and Broxbourne Woods is closeby. Broxbourne itself is only a short drive away and provides a choice of localised shops, restaurants, pubs and excellent schooling for all ages. Broxbourne Train Station provides fast, direct services into Tottenham Hale (within 15 mins), London Liverpool Street (within 30 mins) and Cambridge North (within 45 mins).



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

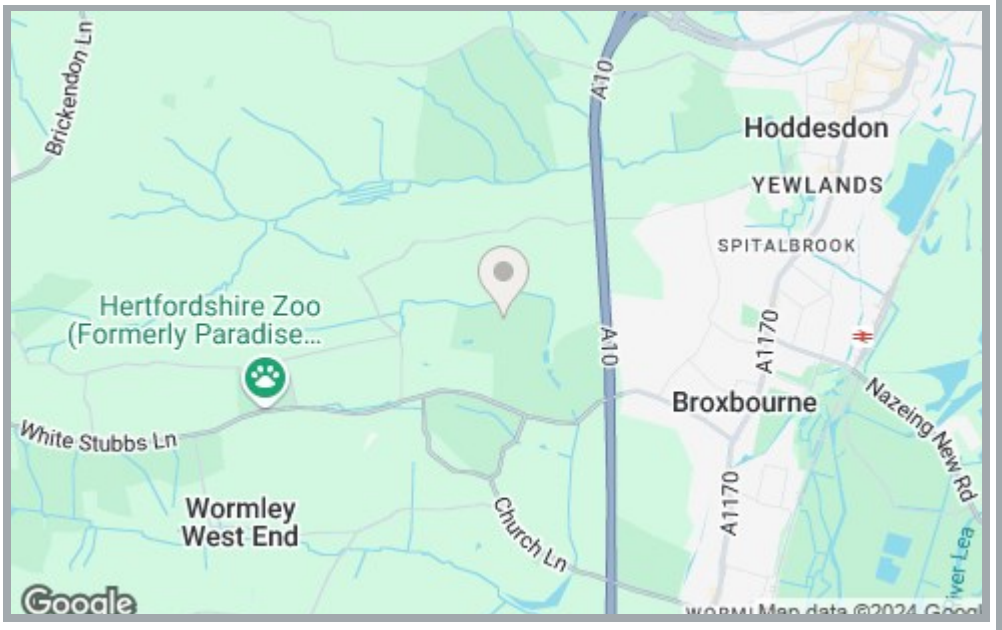


70 Fore Street, Hertford, Hertfordshire, SG14 1BY



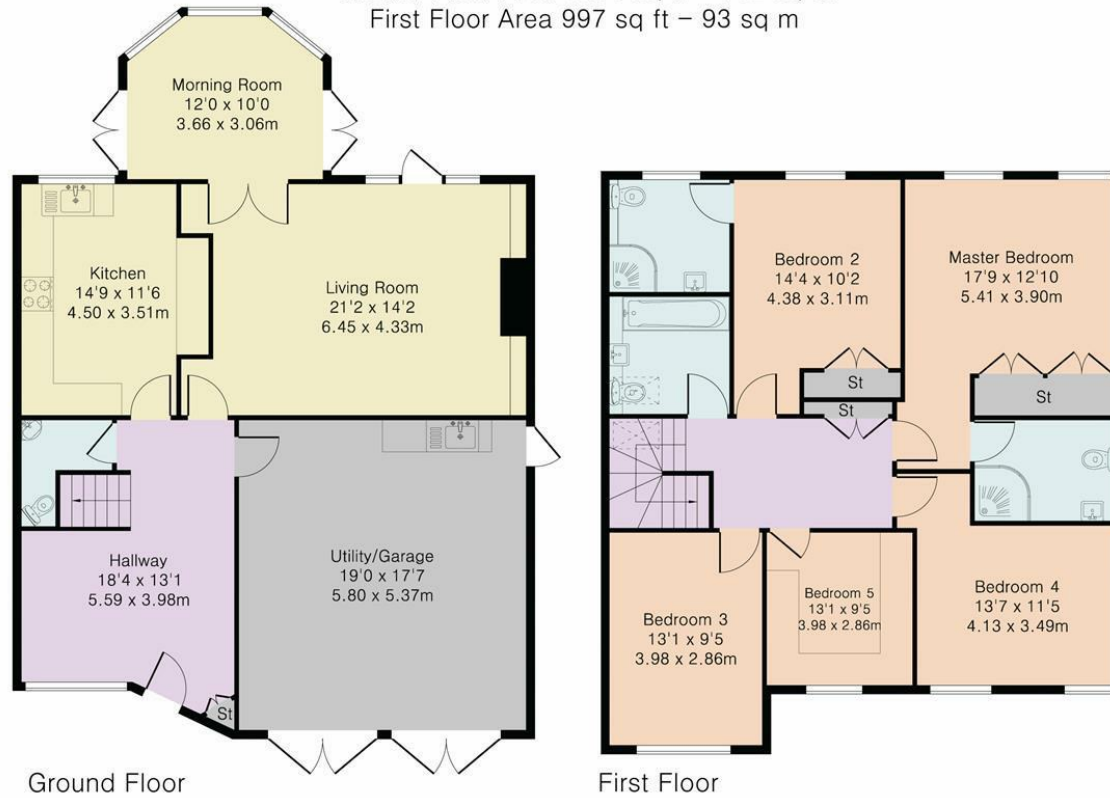


70 Fore Street, Hertford, Hertfordshire, SG14 1BY



70 Fore Street, Hertford, Hertfordshire, SG14 1BY

Approximate Gross Internal Area 2096 sq ft – 195 sq m
 Ground Floor Area 1099 sq ft – 102 sq m
 First Floor Area 997 sq ft – 93 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.



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

