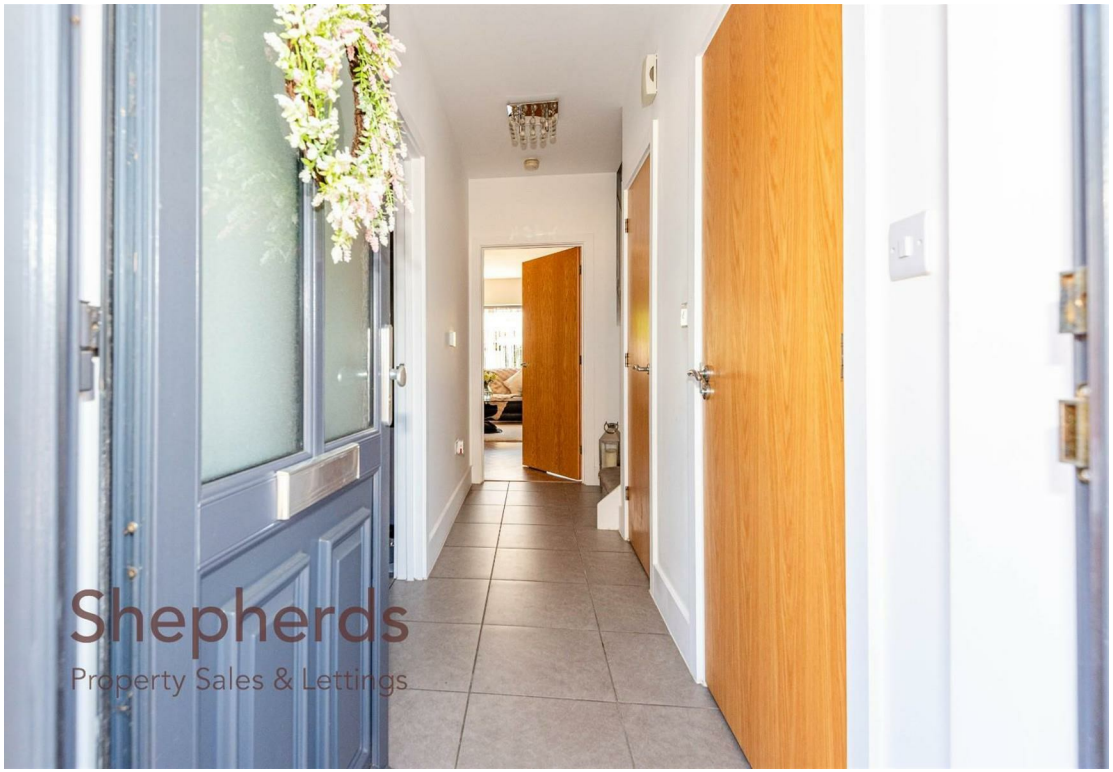


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De Burgh Close I Broxbourne I EN10 6GL I £515,000


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De Burgh Close I Broxbourne I EN10 6GL

Nestled in the desirable De Burgh Close, Broxbourne, this immaculately presented mid-terrace house, built in 2012, offers a perfect blend of modern living and convenience. With three spacious double bedrooms and three well-appointed bathrooms, this residence is ideal for families or professionals seeking comfort and style.

Upon entering, you are greeted by a central hallway that sets the tone for the rest of the home. To the left, the contemporary kitchen features sleek units and integrated appliances, making it a delightful space for culinary enthusiasts. On the right, a modern downstairs cloakroom adds practicality to everyday living. The heart of the home lies at the rear, where an open-plan living area awaits. This cleverly designed space includes a sitting area and dining space, perfect for entertaining or relaxing with loved ones. Double doors lead out to a charming rear garden, complete with a paved terrace and an astro-turfed lawn, providing an excellent outdoor retreat.

The first floor hosts two generously sized bedrooms, one of the bedrooms is a second suite with a full wall of built in wardrobes and an en-suite shower room. The third double bedroom is serviced by the family bathroom. Ascend to the second floor to discover the principal bedroom suite, a large and inviting room featuring integrated wardrobe cupboards on the landing and its own en-suite bathroom, offering a private sanctuary.

Additional highlights of this property include underfloor heating throughout, ensuring warmth and comfort during the colder months. Externally, the home benefits from two designated parking spaces, a valuable asset in this sought-after area. With excellent schooling, amenities, and transport links nearby, this property is not just a house, but a wonderful place to call home.

The property is in walking distance of Broxbourne Secondary School, and a pleasant riverside walk to Broxbourne station.

The property benefits from mains gas, electric water and sewage











- Terraced House
- 3 Double Bedrooms
- 3 Bathrooms & a Cloakroom
- Modern Fitted Kitchen
- Double width Driveway
- Artificial Grass Finished Garden
- Walking Distance Of Broxbourne School
- Walking Distance of Broxbourne Station
- Access to Local Park











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3 3 1

Tenure :	**Freehold**
Council:	**Broxbourne Borough**
Tax Band:	**E**







Entrance Door

Hallway
13'3 x 7'1

Cloakroom/ W.C.
5'9 x 3'2

Kitchen
13'3 x 7'

Living/ Dining Room
18'6 x 14'5

First Floor Landing
10'7 x 6'10

Bedroom Suite Two
14'5 x 12' inc wds

En-Suite Shower Room Two
7'2 x 5'

Bedroom Three
14'6 x 9'

Family Bathroom
7'2 x 7'1

Second Floor Landing With Wardrobe

Bedroom Suite One
16'2 x 10'10 ext 14'6

En-Suite Shower Room One
7'2 x 5'8

Exterterior

2 Parking Spaces

Rear Garden

Agents Note: Development Service Charge £800 per a

De Burgh Close, Broxbourne



This floor plan is for guidance only and may not be accurate. shepherds have added furnishings as a visual guide only and will not be included in any contract. The floor plan is covered by the Copyright Act 1988 and can not be reused or edited without the consent of Shepherds Estate Agents Ltd





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