



Shepherds
Property Sales & Lettings

Badgers Croft | Broxbourne | EN10 7ED | £665,000



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The image shows a bright, empty room with light cream-colored walls and a white ceiling. On the left, there is a white double door with a brass handle and lock. A small yellow light switch is on the wall to the left of the door. In the center of the room, a window with a dark frame and diamond-patterned glass is flanked by light-colored curtains. Below the window is a white radiator. A small wooden shelf is mounted on the wall to the right of the radiator. On the right wall, there is a fireplace with a brick hearth and a brick surround. The floor is covered in light-colored carpeting. A single pendant light hangs from the ceiling.

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Nestled in a pleasant cul de sac position within the highly regarded Badgers Croft Broxbourne, this charming Four Bedroom Detached House presents an excellent opportunity to move into a well proportioned home.

The property is conveniently located near the sought after Broxbourne School, making it an ideal choice for families with children. The sought-after location offers a blend of convenience and accessibility being within a short distance of local shops, well tended park, riverside cafe and leisure facilities at Mill Meadows, and miles of walks and cycle trails along the River Lea and Lea valley Park

Well-connected to local amenities and transport links: Broxbourne Station is convenient offering frequent speedy services into London Liverpool Street or Stratford international via Tottenham Hale and its Victoria Line underground links into the city

There is an integral garage plus own drive offering further parking for two cars, this home caters to the needs of modern living. The property is chain free. Additionally, there is potential for further improvement and extension, enabling new owners to personalise the space to their taste and requirements.

*Mains Gas * Mains electricity *Mains drainage* Mains Water*

- Early Chain Free Sale
 - Great Further Potential
 - South Facing Garden
- 4 Bed Detached Home
 - Garage & Workshop
 - Popular Location
- Spacious Living Room
 - Downstairs W/C
 - Close To Broxbourne School



Entrance Porch	Bedroom Two
Entrance Hall	10'1 x 9'4
14'6 x 6'3 max	Bedroom Three
Cloakroom	8'5 x 7'9
Living Room	Bedroom Four
20' x 10'6	9'4 x 7'9
Dining Room	Bathroom
11'11 x 7'8	6'4 x 6'2
Kitchen	Garden Room/ Workshop
9'10 x 7'10	15'4 x 8'1
Landing	Garage integral
Bedroom One	16'5 x 8' 3
10'1 x 10'5	Own Drive With Parking For 2 Cars
	South facing Rear Garden

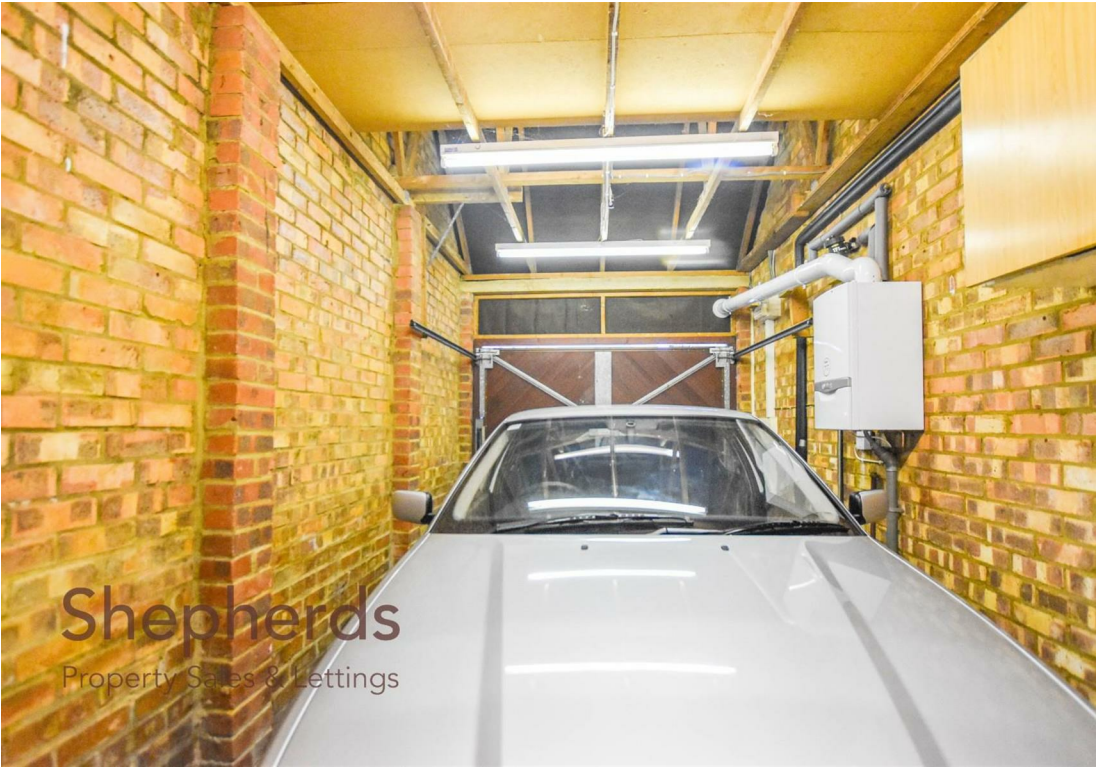


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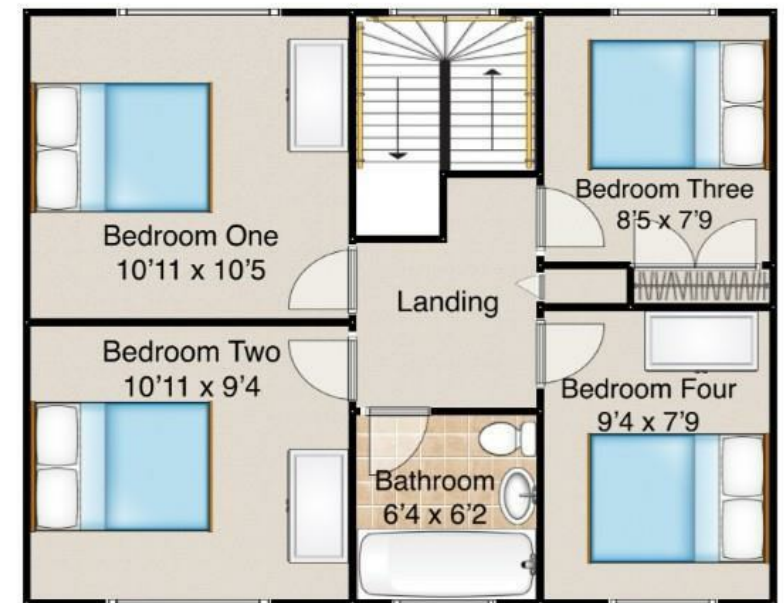
Tenure :
Council:
Tax Band:

Freehold
Broxbourne Borough
G



Badgers Croft, Broxbourne

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FINE & COUNTRY

