



Shepherds

Property Sales & Lettings

Winford Drive | Broxbourne | EN10 6PP | £465,000





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An extended 3 bedroom home in Winford Drive, Broxbourne. This delightful end-terrace house presents an excellent opportunity for anyone looking to live in Broxbourne.

With an extended ground floor, the living area to the rear is versatile and can be tailored to your needs, whether for relaxation, entertaining guests, or creating a home office. The kitchen offers a breakfast bar, as well as space for a dining area. The layout is designed to maximise space and light, creating a warm and welcoming atmosphere throughout. On the first floor, there are three well proportioned bedrooms, the family bathroom and a seperate w/c.

Externally, in the South facing garden, there is an outbuilding with power and to the side is the detached garage. The surrounding area boasts a friendly community feel, with local amenities and transport links within easy reach, making it an ideal location for both commuting and leisure. Location wise, the property is perfect for those with children as both primary and secondary schooling are within walking distance. The River Lea is not far and offers great walks to the Lea Valley.

Services connected: Mains Water, Electricity, Gas and Sewage.

- Extended 3 Bed Home
 - Detached Garage
 - South Facing Garden
- Kitchen/Diner
 - Front Garden
 - Close To Amenities & Transport Links
- Three Good Sized Bedrooms
 - Outbuilding With Power
 - Walking Distance Of Local Schooling



Entrance Hall 14'3 x 5'10	Bedroom Three 8'5 x 7'9
Kitchen 14'3 x 5'11	Bathroom 5'8 x 9'4 max
Dining Area 8'11 x 8'6	W/C 5'10 x 2'8
Living Room 21'4 x 10'2	External
Study 9'11 x 8'5	Front Garden
Landing	South Facing Rear Garden
Bedroom One 12'7 x 10'9 max	Outbuilding 12'3 x 12'3
Bedroom Two 12'7 x 8'2 max	Storage Shed 8' x 4'9
	Garage 16'10 x 8'2



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Tenure :
Council:
Tax Band:

Freehold
Broxbourne Borough
E



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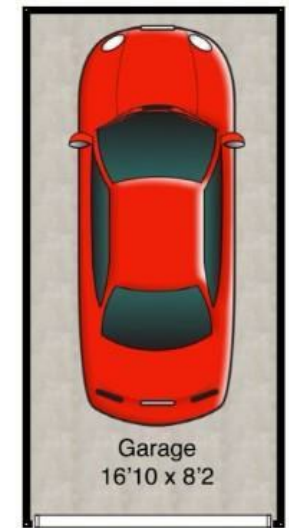
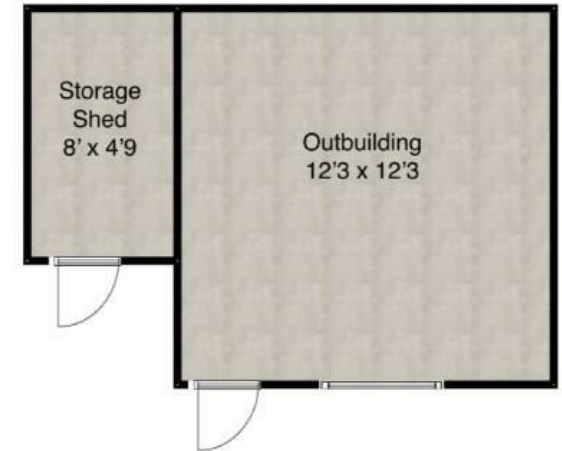
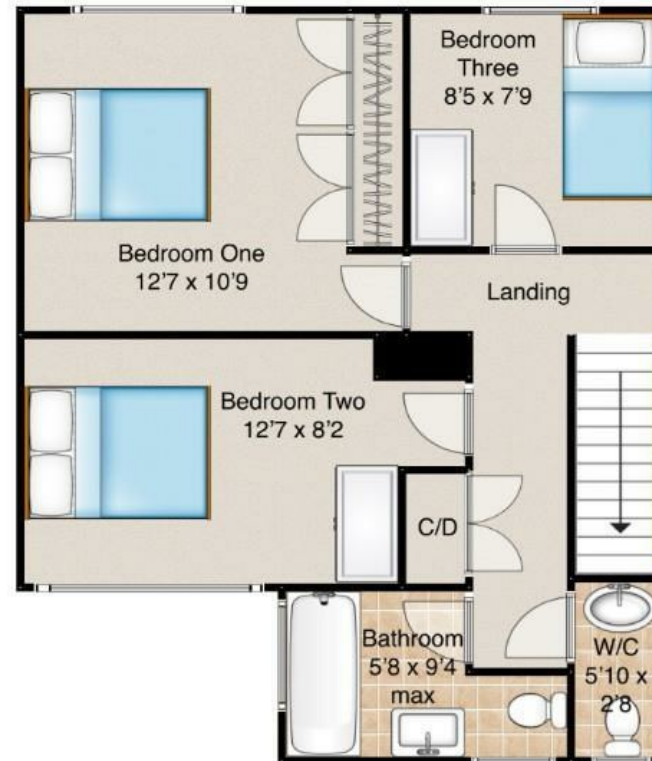


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