



Nunsbury Drive, EN10 6AQ
Broxbourne





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Kings Group are delighted to present this FANTASTIC FIVE BEDROOM END OF TERRACED HOUSE, AN IDEAL FAMILY HOME.

Upon entering this five-bedroom end-of-terrace family home, you are welcomed into a spacious entrance hall. Straight ahead, the hall leads into a bright and comfortable lounge, ideal for relaxing or entertaining.

To the left of the entrance hall is a well-proportioned dining room, offering a versatile space for family meals or formal entertaining.

To the rear of the property is the impressive extended kitchen/diner, which forms the heart of the home. This generous space enjoys excellent natural light and provides ample room for both cooking and dining. From here, there is access back into the hall, where the staircase rises to the first floor, as well as doors leading to a useful utility room and a second kitchen, ideal for larger families or multi-generational living.

The first floor comprises five well-sized bedrooms, providing flexible accommodation for family life, home working or guests. The floor is served by a family shower room, while one of the bedrooms benefits from its own en-suite, adding convenience and privacy.

Externally, the property boasts a low-maintenance SOUTH FACING rear garden with side access, perfect for easy upkeep and outdoor enjoyment. To the front, there is a driveway providing off-road parking for up to three vehicles. The property also benefits from a recently installed top of the range combi boiler.

£625,000



- FIVE BEDROOM END OF TERRACED HOUSE
- DRIVEWAY FOR UP TO THREE CARS
- TWO RECEPTION ROOMS

- IDEAL FAMILY HOME
- EASY ACCESS TO A10 AND M25

Location

A new owner benefits from being surrounded by everything a home and family need for day-to-day life and future growth. Nunsbury Drive has easy access to local high street shops, popular restaurants, Tesco Supermarket, banks, cafes and many more high street shops and businesses, in addition to local high street shops The Cedars is also a stone's throw away from Brookfield Shopping Centre. Not only does it have local shops nearby, you will also benefit from being within a close distance to Laura Trott Leisure Centre, Cheshunt Community Hospital, Lea Valley Park and Cheshunt Community Sports Park.

Travel Links

Nunsbury Drive also offers fantastic commute links, with both Cheshunt and Broxbourne Station being under a 30-minute walk away. There are regular services to London Liverpool Street via Tottenham Hale, in under 30 minutes, and Greater Anglia Service trains to destinations like Cambridge, Stansted Airport, and Hertford East. In addition to the public transport links, the A10 and M25 are also accessible in under 10 minutes.

Local Schools

With the property being ideal for a family, local schools may be an important criteria in your search which in addition to the above that Nunsbury Drive offers, you also have some of the areas most sought after and popular schools such as Longlands Primary School and Nursery, Wormley CofE Primary School, Churchfield Church of England Academy, The Broxbourne School, Broxbourne CofE Primary School and many more all within a short drive or walk away.

Council Tax Band - E

Construction Type - Standard (Brick, Tile)

Flood Risk - Rivers & Seas: Very Low, Surface Water: Very Low

- SOUTH FACING GARDEN
- EXTENDED
- OPEN PLAN KITCHEN / DINER ALONG WITH UTILITY ROOM & SECOND KITCHEN AREA
- CLOSE TO SOUGHT AFTER SCHOOLS
- CLOSE TO BROOKFIELD SHOPPING CENTRE

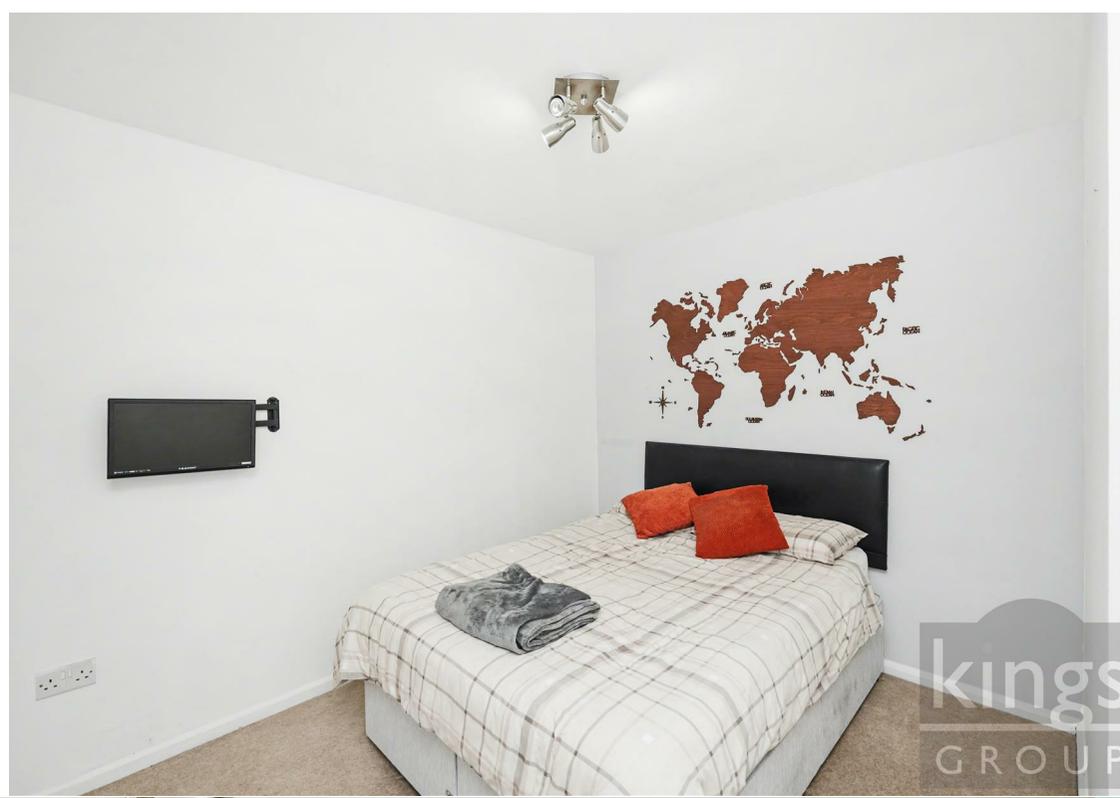
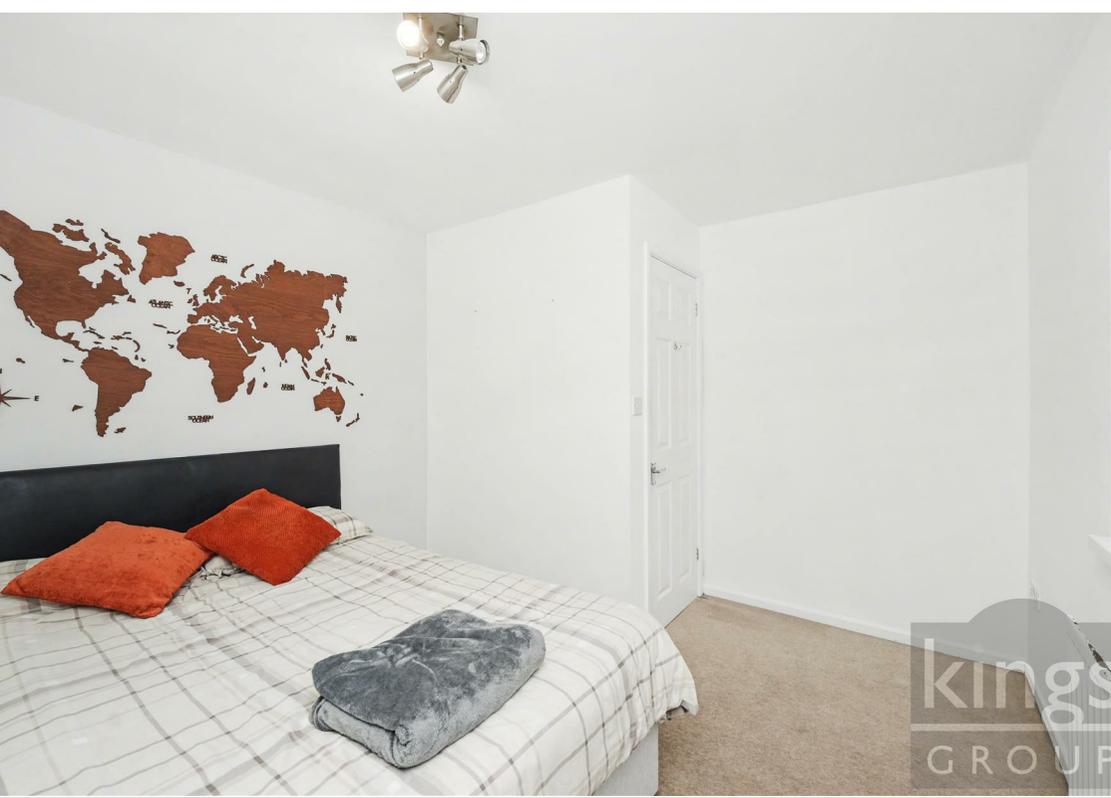






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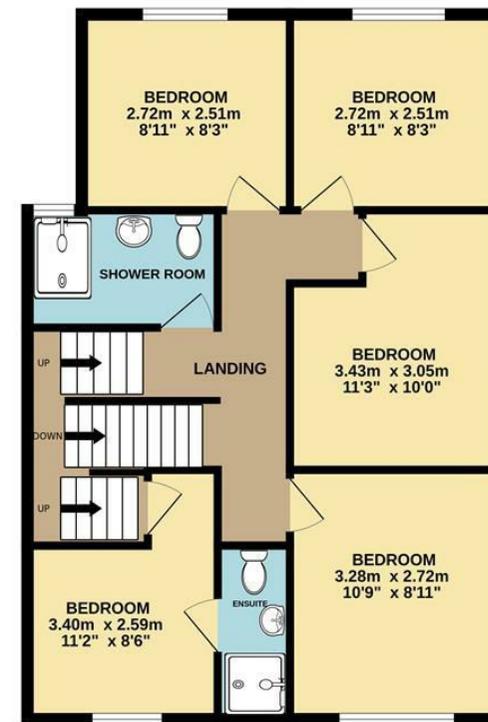
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GROUND FLOOR

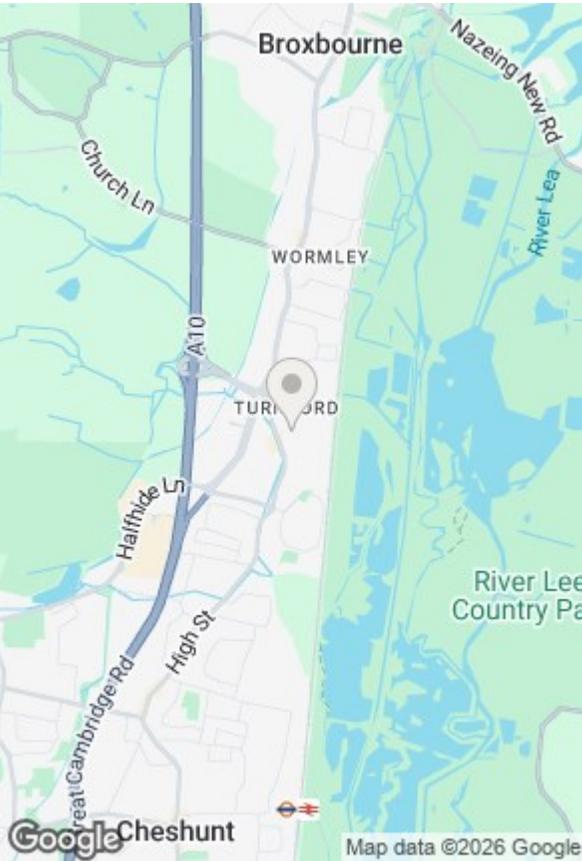
1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	81

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



THE PROPERTY MISDESCRIPTIONS ACT 1991. The agent has not tested any apparatus, equipment, fixtures or services and so cannot verify that they are in working order, or fit for the purpose. References to the Tenure of a property are based on information supplied by the vendor. The agent has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor or Surveyor. Note: These details are correct at time of going to press.

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