



Shepherds

Property Sales & Lettings

Broomfield Avenue | Broxbourne | EN10 6AX | £425,000





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Nestled on Broomfield Avenue in the charming town of Broxbourne, this delightful refurbished three-bedroom end-of-terrace house offers a perfect blend of comfort and style. Built in 1981, the property spans 725 approx. square feet and is designed to cater to modern living needs.

Upon entering, you are welcomed by a spacious and inviting living room, an ideal space for both relaxing evenings and entertaining friends and family. The contemporary fitted kitchen/diner is a highlight of the home, featuring modern finishes and quality appliances that create a practical yet elegant environment for daily life.

The first floor boasts three well-proportioned bedrooms, providing flexible accommodation suitable for families, professionals, or those who may require a home office. The modernised bathroom adds a touch of luxury, ensuring convenience for all residents.

Outside, the private rear garden offers a tranquil retreat, perfect for outdoor dining, children's play, or simply enjoying the sunshine during warmer months. Additionally, the property includes allocated parking, enhancing its practicality.

Conveniently located, this home is within easy reach of Brookfield Retail Park, where residents can indulge in a variety of shops, cafés, restaurants, and leisure amenities. Strong transport links further connect you to surrounding areas, making this property an excellent choice for those seeking a vibrant community.

Combining modern interiors with a fantastic location, this wonderful home presents an exceptional opportunity for buyers or tenants looking to settle in a popular residential area.

The property benefits from mains drainage, water, gas central heating via a new boiler and electricity. The electrical system has been upgraded since the owners have had the property.



- End of Terrace House
- Living Room
- Modern Bathroom
- UPVC Double Glazing
- Secluded Garden
- 3 Bedrooms
- Modern Kitchen/Diner
- Gas Central Heating
- 2 Parking Spaces
- Access to A10



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Tenure :
Council:
Tax Band:

Freehold
Broxbourne Borough
D



Entrance Door	Bedroom Three
Hallway	9'8 x 6'3 +wd
5'2 x 4'	Family Bathroom
Living Room	6'4 x 5'6
16'1 x 14'10	Exterior
Kitchen/ Dining Room	Front Garden
14'8 x 8'4	Private Rear Garden
Landing	Two Parking Spaces
Bedroom One	
14'10 x 8'7	
Bedroom Two	
9'5 x 8'5	

Broomfield Road, Turnford 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.

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2 Parking Spaces



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