



10, The Cedars, Broxbourne

EN10 6FX

£449,995



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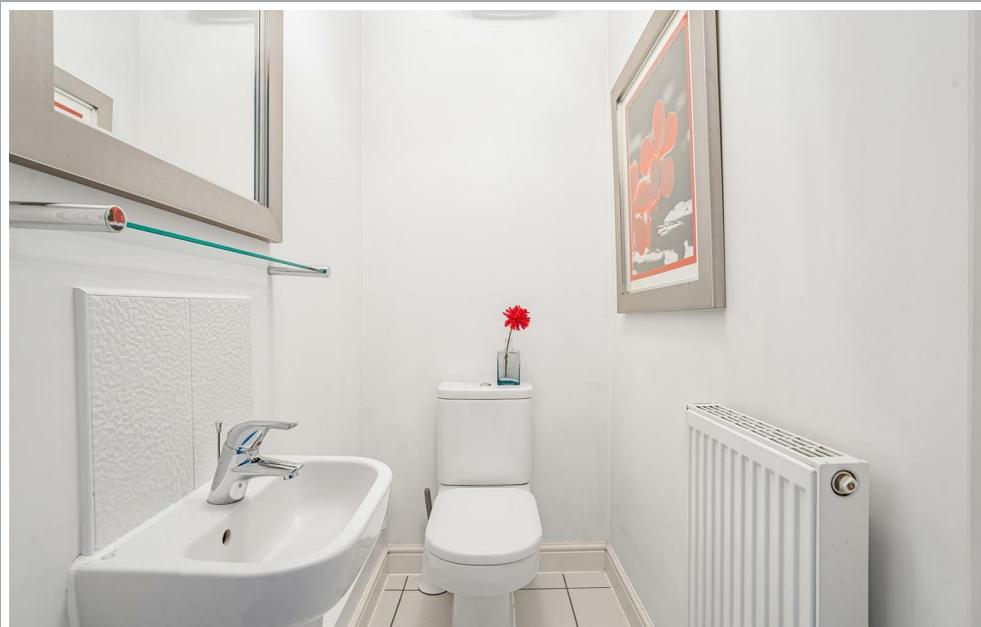
10 The Cedars, Broxbourne, Herts, EN10 6FX

A modern four-bedroom mid-terrace house situated within a popular development, conveniently located for local shops, supermarkets and excellent transport links via the A10 and M25. Arranged over three levels and offering approximately 1,234 sq ft of well-proportioned accommodation, the property is spacious throughout. The ground floor comprises a welcoming entrance hallway, ground floor cloakroom, a fitted kitchen/diner and a generous lounge leading direct to the rear garden. The first floor provides three well-sized bedrooms and a contemporary family bathroom. Occupying the top floor is an impressive 27-foot principal bedroom suite, complete with its own en-suite shower room. Externally, the property benefits from a low-maintenance rear garden, along with allocated parking to the rear and additional visitor spaces.

The Cedars is a residential street in the Broxbourne area of Hertfordshire, close to Cheshunt and Waltham Cross, offering a desirable suburban setting with excellent local amenities and transport links. There is easy access to everyday conveniences, including local high-street shops, cafés, restaurants, banks and supermarkets such as Tesco. Brookfield Shopping Centre is also close by, providing additional retail and leisure options. The area has good leisure and family-friendly facilities nearby, including the Laura Trott Leisure Centre, community sports parks and the vast Lee Valley Regional Park, perfect for outdoor pursuits.



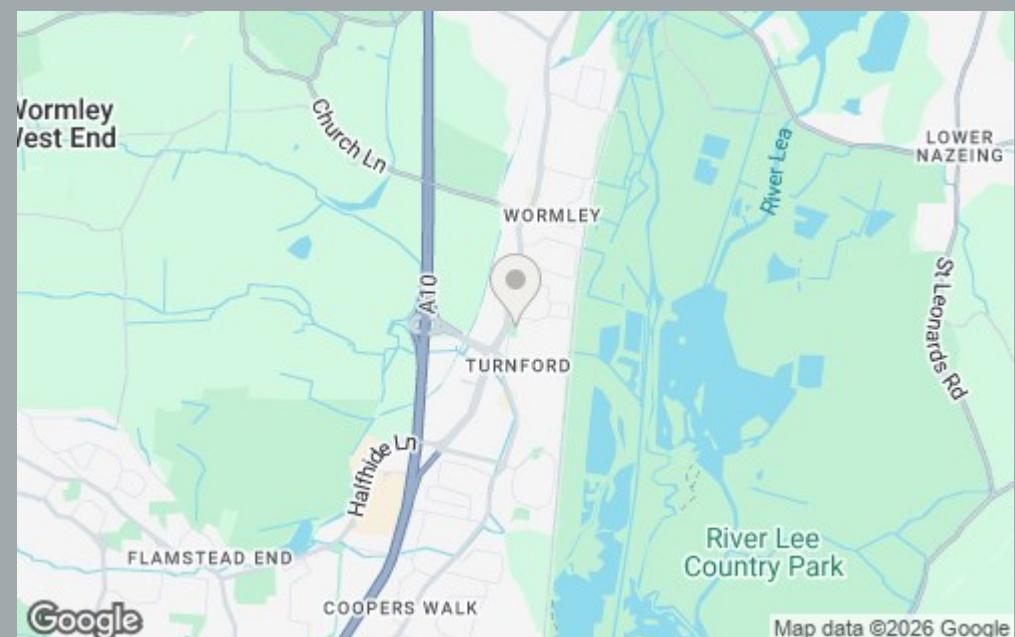
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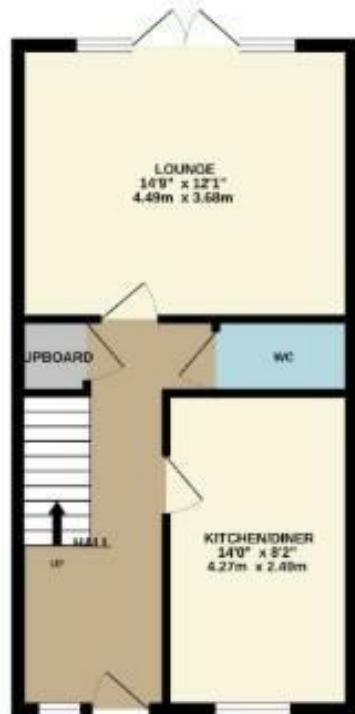


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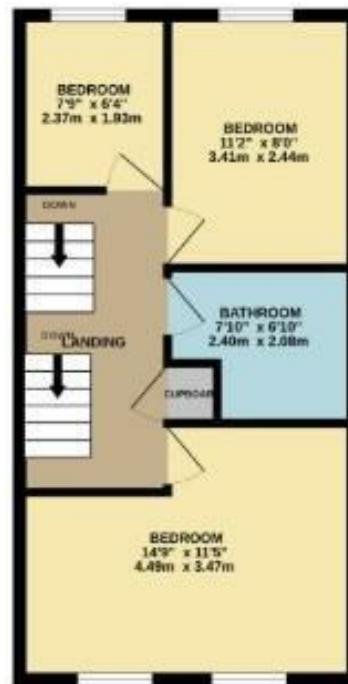


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GROUND FLOOR
431 sq ft. (40.0 sq m.) approx.



1ST FLOOR
431 sq ft. (40.0 sq m.) approx.



2ND FLOOR
372 sq ft. (34.0 sq m.) approx.



TOTAL FLOOR AREA: 1234 sq ft. (114.8 sq m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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 purchasers. 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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