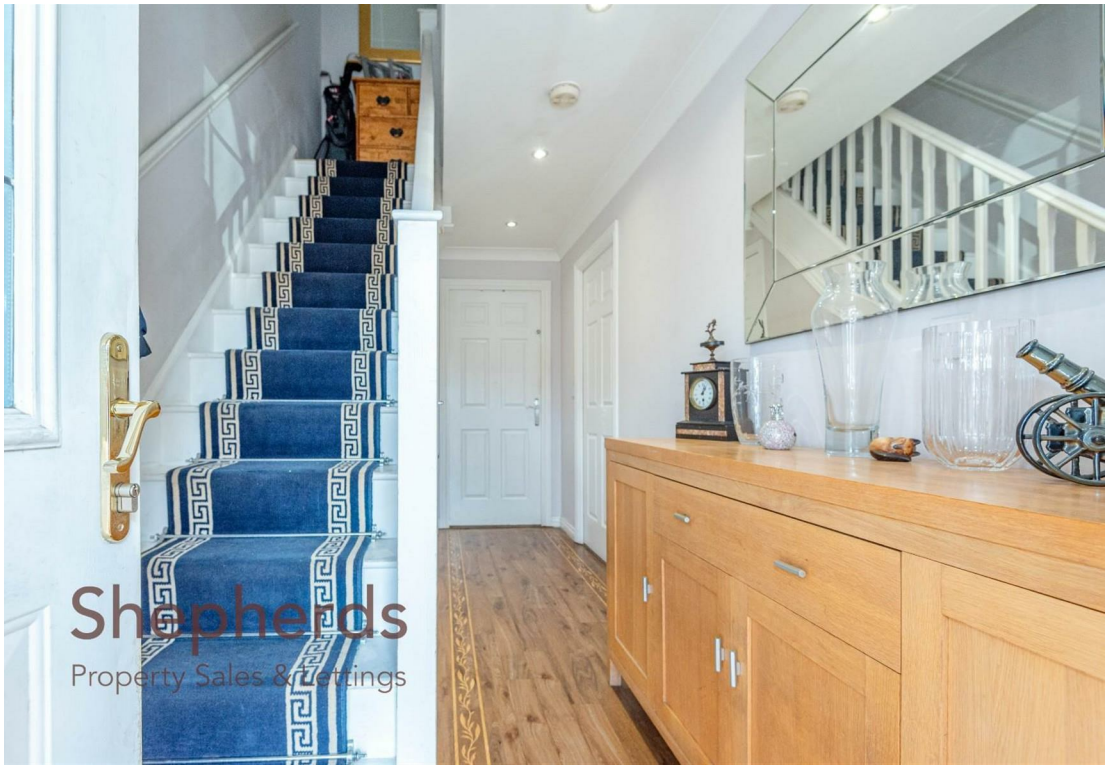


Shepherds
Property Sales & Lettings

Columbia Road I Broxbourne I EN10 6FR I £450,000


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Price guide offers between £450,000 - £460,000. This delightful mid-terrace town house offers a perfect blend of modern living and convenience. Built in 2004, the property boasts four well-proportioned bedrooms, making it an ideal home for families or those seeking extra space.

Upon entering, you will find a welcoming atmosphere that flows throughout the home. The family shower room is thoughtfully designed, providing a practical space for daily routines. Additionally, the en-suite shower room and ground floor cloakroom enhance the functionality of the property, ensuring comfort for all residents and guests.

There is off-street parking, accommodating up to two cars this added convenience allows for easy access and peace of mind.

The location is particularly advantageous, being in close proximity to the Brookfield Farm Shopping Centre. This means that residents can enjoy a variety of shops, restaurants, and amenities just a short distance away, making everyday errands a breeze. Access to the A10 and from there the M25 is very easy from Columbia Road

In summary, this Three/ Four-bedroom town house on Columbia Road presents an excellent opportunity for those looking for a flexible modern family home in a well-connected area. With its spacious layout, practical facilities, and convenient location, it is sure to appeal to a wide range of buyers.

The property has main gas, electricity, water and sewage attached.

- 3/4 Bedroom Town House
- Off street Parking for 2 cars
- Cloakroom
- Family Shower Room
- En Suite Shower Room
- Goodsize kitchen Diner
- Gas Central Heating
- Double Glazeing
- Convenient for Brookfield Farm Shopping Center
- Rear Garden





Entrance Door

Entrance Hall

15'3 x 6'8

Cloakroom/W.C.

Kitchen/ Dining Room

15'6 x 11'10

Sitting Room

16'7 x 8'7

First Floor Landing

Living Room/ Bedroom 4

15'6 x 13'11

Bedroom Three

11'8 x 8'11

Second Floor

Bedroom One

15'6 x 10'5

En-Suite Shower Room

5'9 x 5'6

Bedroom Two

15'7 x 8'8

Family Shower Room

7'9 x 6'3

Exterior

Double Width Driveway

Rear Garden

45'







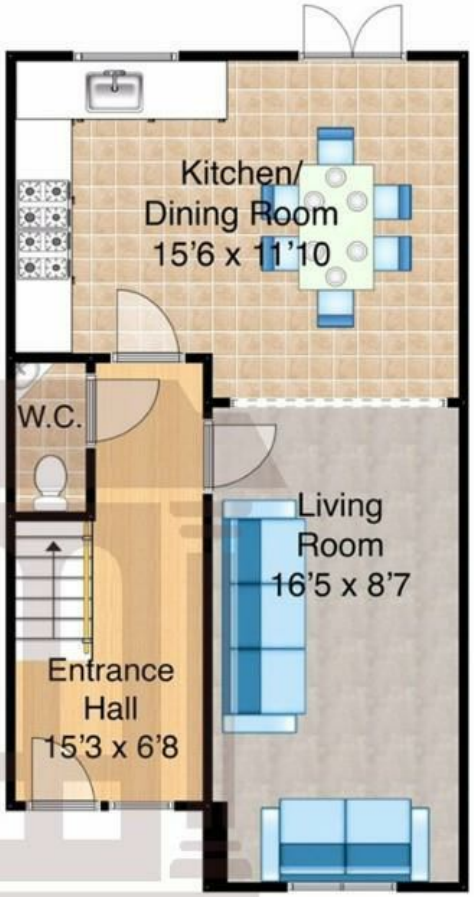


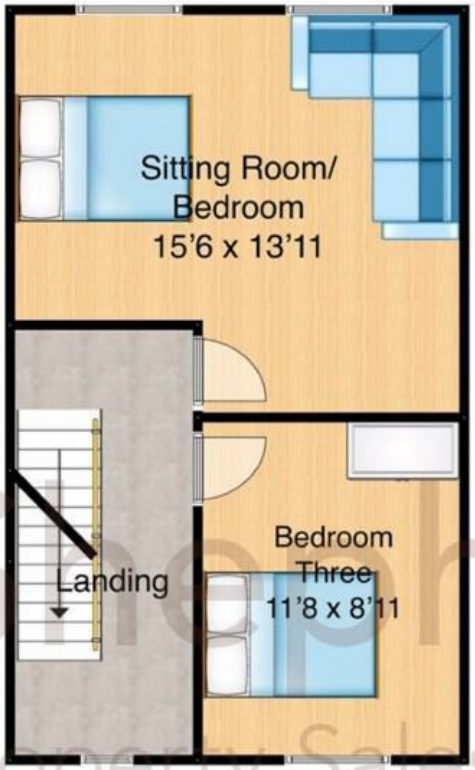


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4 2 1

Tenure :	**Freehold**
Council:	**Broxbourne**
Tax Band:	**E**







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Columbia Road, Turnford



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. The floor plan is covered by the Copyright Act 1988 and can not be reused or edited without the consent of Shepherds Estate Agents Ltd



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CHESHUNT
1 High Street, Cheshunt EN8 0BY

Sales: 01992 637351
Lettings: 01992 640824

cheshunt@shepherdsestates.co.uk

HODDESDON
37 High Street, Hoddesdon EN11 8TA

Sales: 01992 440044
Lettings: 01992 449501

enquiries@shepherdsestates.co.uk



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