

shepherds
A better home
moving experience



2 Lichfield Way

Broxbourne, EN10 6PT

Guide Price £450,000



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Chain Free | Large Corner Plot |
Excellent Potential (STPP)

Offered to the market CHAIN FREE, this well-proportioned three-bedroom end-of-terrace home occupying a corner plot, offering exceptional outside space and exciting potential to extend (subject to the necessary planning permissions).

The property provides approximately 982 sq ft (91.2 sq m) of accommodation comprising a bright living room, separate dining room, fitted kitchen and conservatory overlooking the impressive wraparound gardens. Upstairs are three well-sized bedrooms and a modern shower room plus the additional benefit of a downstairs cloakroom.

The standout feature is undoubtedly the generous triangular corner plot, with mature gardens extending to the front, side and rear, creating a wonderful sense of space and privacy while offering excellent scope for future enlargement, landscaping or outdoor entertaining.

Situated in a popular residential location within easy reach of Broxbourne train station, excellent local schools, shops, Lea Valley Regional Park and the A10/M25, this is a fantastic opportunity for families, commuters and buyers looking for a home with long-term potential.

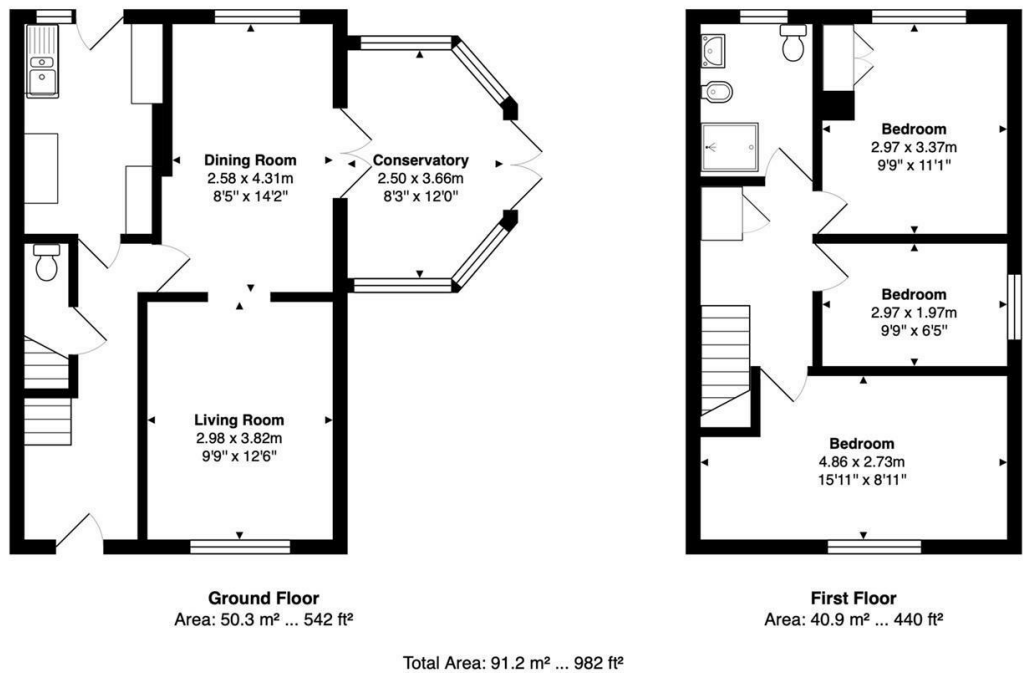




- Chain free
- Three-bedroom end-of-terrace home
- Exceptional corner plot with extensive wraparound gardens
- Three reception rooms
- First floor shower room and downstairs cloakroom
- Significant potential to extend (STPP)
- Driveway providing off-street parking
- Close to Broxbourne Station, schools and local amenities



Floor Plan



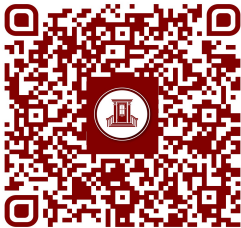
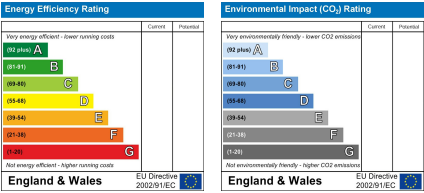
FOR ILLUSTRATIVE PURPOSES ONLY: NOT TO SCALE.
Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.
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Viewing

Please contact Shepherds of Hertford on 01992 551955 if you wish to arrange a viewing appointment for this property or require further information.

Tenure
Freehold

Energy Performance Graph



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