



Shepherds
Property Sales & Lettings



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Bulrush Way | Broxbourne | EN10 6GT | £920,000



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Nestled in the desirable area of Bulrush Way, Broxbourne, this exquisite five-bedroom detached house, presents an exceptional opportunity for family living. Spanning an impressive 1,766 square feet, this stylish residence boasts a generous layout that includes two inviting reception rooms, a well-appointed utility room, and three modern bath/shower rooms, ensuring ample space for both relaxation and entertaining.

The property is thoughtfully designed with balconies accessible from three of the bedrooms, allowing for delightful views and a touch of outdoor charm. The plot provides a sense of privacy and space, complemented by parking facilities for up to three vehicles and a convenient garage.

The property is part of a beautiful collection of homes that have been meticulously crafted with attention to detail, catering to the needs of contemporary lifestyles. Its prime location is just moments away from Broxbourne station, offering regular train services to London, Cambridge, and Stanstead Airport, making it ideal for commuters. Additionally, residents can enjoy the nearby countryside and river walks, perfect for leisurely strolls and outdoor activities.

This property is not just a house; it is a luxurious family home that combines comfort, style, and convenience in one of Broxbourne's most sought-after locations. Whether you are looking to settle down or invest, The Chimes is a remarkable choice that promises a delightful living experience.

The property benefits for gas central heating, mains electricity, water and drainage. There is a maintenance charge for the development of £705 per annum

NB Photos were taken prior to the present tenant moving in

- Detached Modern House
 - Stunning Kitchen/Family Room
 - Garage & Driveway
- 5 Bedrooms
 - Balconies to 3 Bedrooms
 - Underfloor Heating Downstairs
- 3 Bathrooms & Cloakroom
 - Outdoor Kitchen/BBQ
 - Walking Distance of Station



Entrance Door	Bedroom Four
Reception Hall	12'2 x 11'10 max
16'4 x 8'1 max	Family Bath/ Shower Room
Cloakroom	9'1 x 6'3
Sitting Room	Bedroom 5 / Dressing Room
13'9 x 13'8 max	10'9 x 9'2
Kitchen/Dining Family Room	Second Floor Bedroom Suite
22'2 x 15'	Dressing Area
Utility Room	11'6 x 10'6 overall
6'5 x 5'5	Principal Bedroom
Landing	11'11 x 10'6
Bedroom Suite Two	En-Suite Bathroom
12'8 x 10'11	10'6 x 7'6
Balcony	Exterior
7'6 x 3'1	Front Garden
En-Suite Shower Room	Driveway
6'4 x 4'6	Garage
Bedroom Three	Rear Garden
11'11 x 11'7 max	Outdoor Kitchen/BBQ
Jack & Jill Balcony	12' x 9'2



Disclaimers: 1. In-line with money laundering regulations (MLR), purchasers will be asked to produce identification documentation. 2. These particulars do not constitute part or all of an offer or contract. 3. Measurements on any of our documentation is supplied for guidance only; as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. The property - The agency has not tested; any apparatus, equipment, fixtures or services. It is in the buyer's interest to check the working condition of the aforementioned. Nothing concerning the type of construction or condition of the structure is implied from the agents' photographs. 5. EPC information - is available upon request. 6. We are not able to offer opinion, either written or verbal on the content of reports. This must be obtained from your legal representative, or relevant qualified professional. 7. Whilst care is taken in the preparation of our information, a buyer should ensure that their legal representative confirms as soon as possible all matters relating to; The title including the extent and boundaries of the property and other important matters before exchange of contracts. All interested party/parties should inspect the property prior to exchange of contracts.

5 3 2 B

Tenure : Freehold
Council: Epping Forest
Tax Band: G



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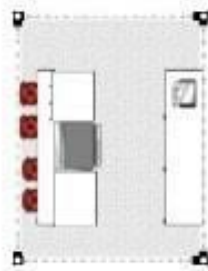


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Outdoor
Kitchen/ BBQ
12' x 9'2"

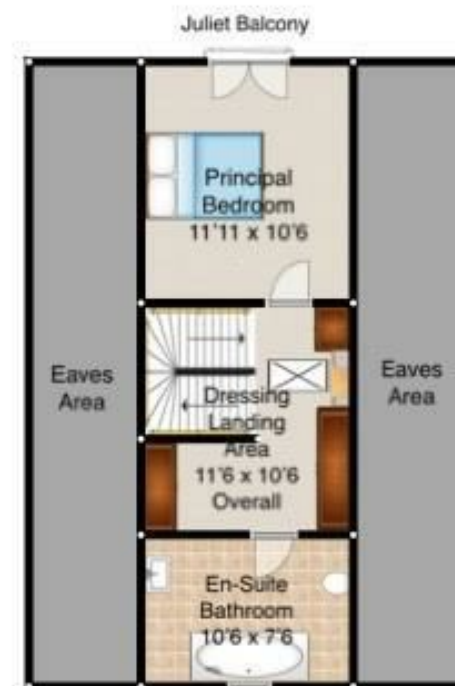


Bulrush Way Broxbourne

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. 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



 Denotes Skylight Window





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