



4 Bed House - Detached
located in

R
JOSHUA REED
Estate Agents

Bluebells Allard Way
 Broxbourne
 EN10 7ER



Whilst every attempt has been made to ensure the accuracy of the floor plan 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 purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

Total Area Approx. 2190sqft

£1,325,000

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SUMMARY

Welcome to 'Bluebells' on Allard Way situated in this peaceful cul de sac in prime Broxbourne location within close proximity to Broxbourne School, Train Station, local amenities and Hertfordshire Golf & Country Club.

This stunning four bedroom detached property has been finished to a high specification throughout that provides spacious and versatile accommodation. First you are greeted with an impressive entrance hall with solid oak staircase leading to a bright and inspiring first floor landing.

The ground floor is comprised of a bespoke fitted kitchen with a range of integrated appliances, Rangemaster cooker and granite worksurfaces, open to the dining area and spacious living room. A fantastic space for entertaining. There is also an office/play room, utility room, cloakroom and bedroom with walk-in wardrobe and modern ensuite.

To the first floor the property boasts a stunning principle bedroom suite with spacious ensuite and a Juliet balcony providing views over the

DIRECTIONS

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	