

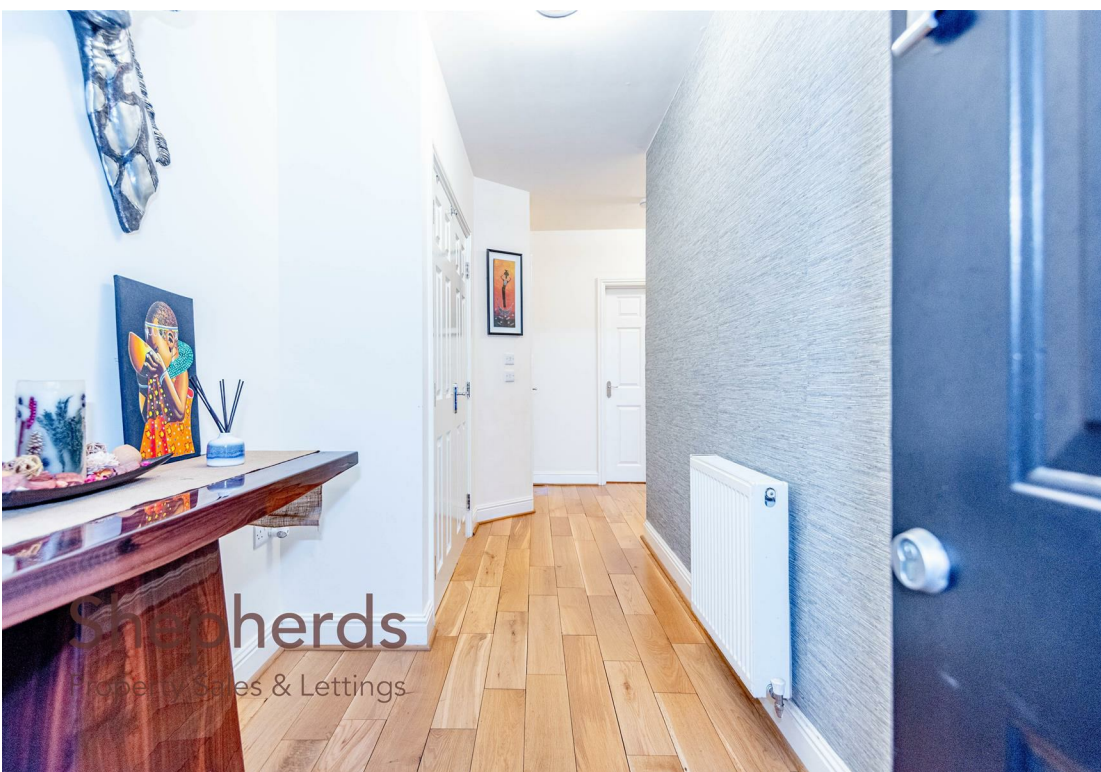


Shepherds
Property Sales & Lettings



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Manor House Gardens | Broxbourne | EN10 6GN | £830,000





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Nestled in the serene surroundings of the private gated development of Manor House Gardens, is this exquisite detached home offering a perfect blend of modern living and spacious comfort. Built in 2013, this recently built property spans an impressive 2,226 square feet, providing ample room for families or those who enjoy entertaining.

The home boasts three elegantly designed reception rooms, each offering a unique space for relaxation or social gatherings. With five well-proportioned bedrooms, there is plenty of room for family members or guests, ensuring everyone has their own private retreat. The property features three contemporary bathrooms, designed with both style and functionality in mind, catering to the needs of a busy household.

In addition to its generous living space, the property includes parking,a garage and an electric vehicle charging point. The location is ideal, offering a peaceful residential atmosphere while still being conveniently close to local amenities and transport links. This remarkable home is perfect for those seeking a modern lifestyle in a tranquil setting. With its thoughtful design and spacious layout, it is sure to impress anyone looking for a new place to call home.

The property benefits from a south facing garden with border areas, patio, access to the garage and a side gate.

Services connected: Mains Gas, Water, Electricity and Drainage. There is a development charge of £420 P/A. Mains gas,electric, water and drainage connected.

- Private Gated Development
 - Driveway & Garage
 - Popular Location
- Five Large Bedrooms
 - South Facing Garden
 - 2226 Sq Ft Inc Garage
- Three Bathrooms & W/C
 - Modern Detached Home
 - Walking Distance of Primary & Secondary Schools



Front Door	Bedroom Suite One
Entrance Hall	15'2 x 10'8
Living Room	En-Suite
15'6 x 13'8	Bedroom Two
W.C	11'5 x 9'
Kitchen/ Dining Room	Bathroom
21'10 x 16'5	Bedroom Three
Landing One	10'1 x 9'
18'3 x 5'9	External
Sitting Room	Front Driveway & Garden
21'10 x 13'	Large Garage
Bathroom	16'10 x 12'4
Bedroom Four	South Facing Rear Garden
13'1 x 11'5	
Bedroom Five	
11'5 x 10'3 max	
Landing Two	



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 3 C

Tenure : Freehold
Council: Broxbourne Borough
Tax Band: G



Manor House Gardens,
Wormley Broxbourne

House Approx. Sq ft 2018
Garage Approx Sq ft 208
Toal Approx Sq ft. 2226



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