



Shepherds
Property Sales & Lettings



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Pulham Avenue | Broxbourne | EN10 7TB | £3,250 Per Month



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Shepherds are delighted to offer this 5 bed detached executive unfurnished property. Available May 2026. The property comprises of;

GROUND FLOOR ACCOMMODATION - Entrance hall with coat cupboard and wood flooring, spacious kitchen/breakfast room with vinyl flooring; dishwasher, fridge, electric oven and gas hob, utility room with sink unit, and washing machine, There is a large lounge with wood floor, electric wood burner effect fire and French doors to garden, dining room with bay window, study, playroom/additional reception room, d/stairs WC. **FIRST FLOOR ACCOMMODATION** - ALL FIVE BEDROOMS are doubles. The principal bedroom offers; A well proportioned room with wood floor, two double built in wardrobes and en-suite bathroom/WC, with shower cubicle. Bedroom 2 has wood flooring and double built in cupboard. Bedroom 3 also benefits from double built in cupboards. Bedroom 4 has double built in cupboards and en-suite shower room/WC. Bedroom 5 is a smaller double with wardrobes. There is a family bathroom/WC with over bath shower.

EXTERNALLY - Single garage + parking on driveway . The garden has a patio and is mainly laid to lawn with a shed. Council Tax Band G Borough of Broxbourne.

- Detached House
 - 3 Bathrooms + Cloakroom
 - Large Kitchen/ Breakfast Room
 - Garage & Driveway
 - Available May 2026
- 5 Bedrooms
 - 3 Reception Rooms
 - Utility Room
 - Gas Central Heating



Entrance Door

Reception Hall

15'8 x 8'3

Cloakroom

Study

10' x 8'10

Living Room

22'4 x 13'2 +fireplace

Dining Room

14'10 x 12'2

Kitchen/ Breakfast Room

18'5 x 16'6 max

Utility Room

6'4 x 6'4

Store Room (no Window)

16'5 x 7'8

Landing

Principal Bedroom

19'3 max x 13' +wds

En-Suite Shower/Bathroom

8'11 x 6'3

Bedroom Two

12'1 x 10' inc wds

En-Suite Shower

6'11 x 5'8

Bedroom Three

16'11 x 9'8

Bedroom Four

12'3 x 12'2

Family Bathroom

8'8 x 6'3

Bedroom Five

12'2 x 9'6

Exterior

Front Driveway

Single Garage

Rear Garden

Shed

16'7 x 12'5

Deposit and permitted charges





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.

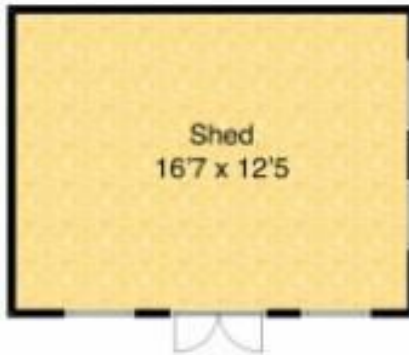


Tenure :
Council: Broxbourne Borough
Tax Band: G



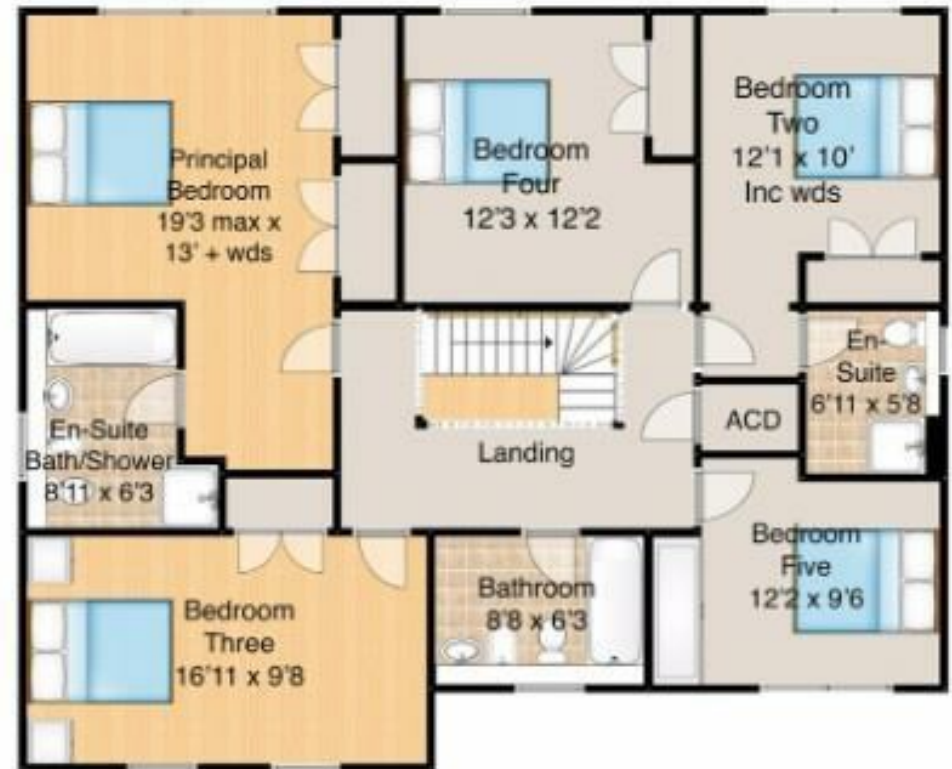


Pulham Avenue Broxbourne



Shed
16'7 x 12'5

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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