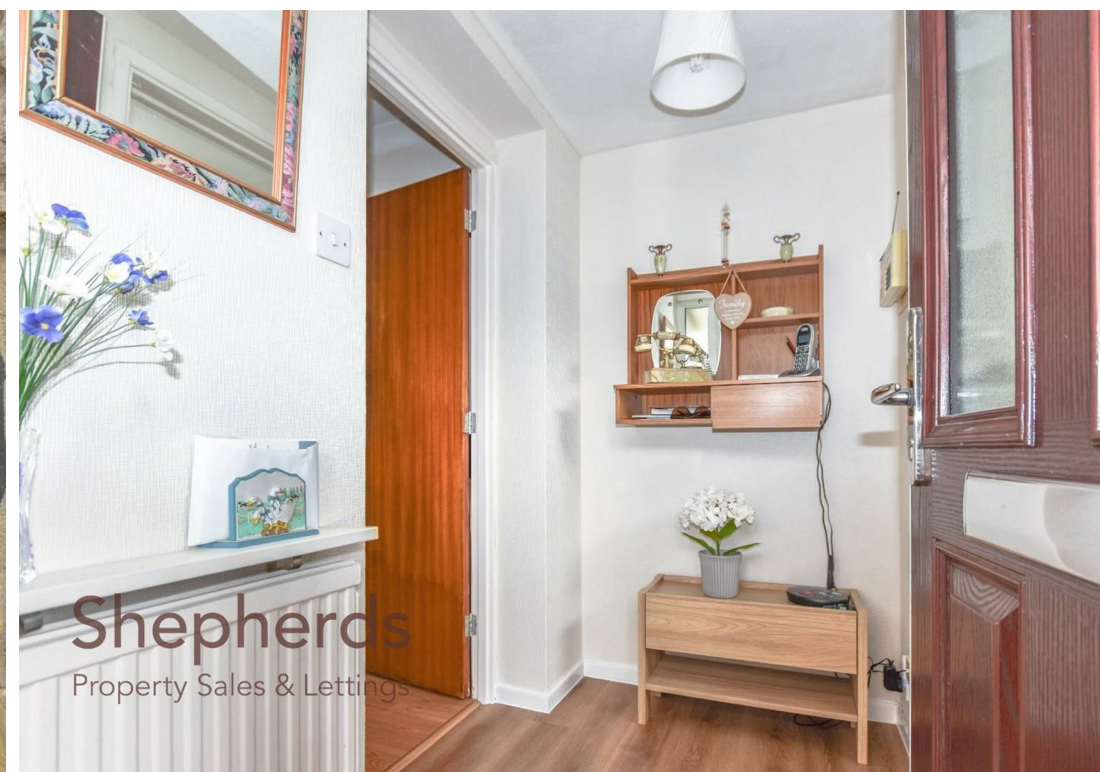




Shepherds

Property Sales & Lettings

The Oval | Broxbourne | EN10 6DQ | £649,995





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The Oval | Broxbourne | EN10 6DQ

Located in The Oval, Broxbourne, is this charming, extended detached house offering a perfect blend of space and comfort, ideal for family living. Built in 1974 and since extended in the 1990s, the property boasts a generous layout with 4 reception rooms and 4 bedrooms.

The ground floor has plenty of living space, with multiple reception rooms that can be closed off from each other. To the rear there is the sitting room that looks out into the garden and catches the morning sun. Off of this room, is the study; perfect for working from home. However, the main room is the 24'6 x 15'3 living room that is flooded with natural light. Added bonuses for the home are the large utility room and integral double garage.

On the first floor, there are four spacious bedrooms, with the principle bedroom suite featuring a dressing area, shower and w/c. The other three bedrooms are serviced by the family bathroom.

One of the standout features of this property is the extensive parking available in the double garage and on the driveway. The rear garden offers a patio area, lawn, a storage shed and a covered seating area.

Set in a tranquil neighbourhood, this home is perfect for those seeking a peaceful lifestyle while still being within easy reach of local amenities and transport links. This property presents a wonderful opportunity for anyone looking to settle in Broxbourne. The property will be sold Chain Free. Services Connected: Mains Gas, Water, Electricity, Sewage and Phone Line.

- Extended Detached Home
- Principle Bedroom Suite
- Double Garage
- Four Reception Rooms
- 4 Well Proportioned Bedrooms
- Close To Schools & Amenities
- Spacious Living Areas
- Large Utility Room
- Chain Free



Covered Porch	Shower
Entrance Hall	6'9 x 2'10
W/C	W/C
5'11 x 3'1	9'4 x 3'3
Living Room	Bedroom Two
max 24'6 x 15'3	12'11 x 12'6
Dining Room	Bedroom Three
11'1 x 9'10	11'4 x 8'5
Sitting Room	Bedroom Four
11'5 x 9'2	10'1 x 6'11
Study	Bathroom
9'2 x 5'	6'11 x 6'4
Kitchen	C/D
12'11 x 9'10	External
Utility Room	Front Garden
16'5 x 6'8	Integral Double Garage
Landing	16'7 x 16'
10'1 x 4'1	Driveway
Bedroom One	Rear Garden
11'6 x 9'2	
Dressing Area	



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:
Tax Band:

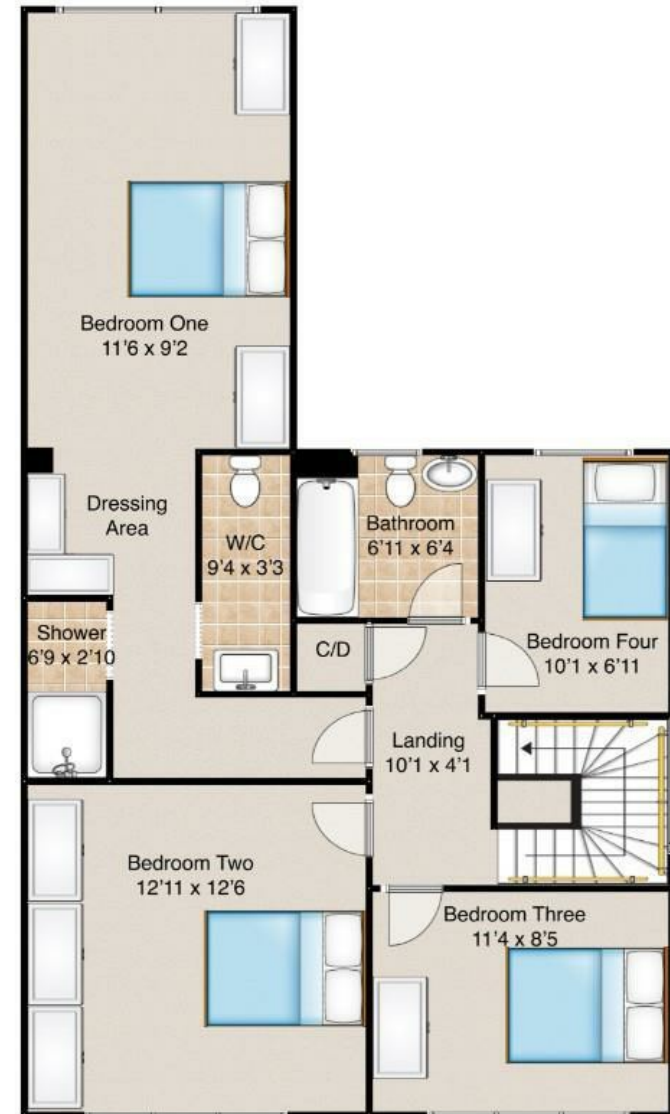
Freehold
Broxbourne Borough
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The Oval, Broxbourne

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. This 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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FINE & COUNTRY

