



GREENHILL



44 The Oval  
, Broxbourne, EN10 6DQ  
Guide price £675,000



# 44 The Oval, Broxbourne, EN10 6DQ

Greenhill Estates is pleased to offer for sale this stunning 4-bedroom detached home situated within The Oval. Spanning approximately 149.85 sq m (1,613 sq ft) including a 13.19 sq m (142 sq ft) garage, this beautifully extended property is presented in fantastic condition throughout ideal for family living. The first floor offers four double bedrooms, with the main bedroom featuring an ensuite, alongside a family bathroom, while the ground floor boasts a spacious open-plan kitchen/dining area with integrated appliances and bifolding glass doors to the garden, a generous reception room, a versatile study/fifth bedroom with a shower room and an additional downstairs cloakroom.

The property's exterior is enhanced by a well-maintained West facing garden backing onto the picturesque New River, complete with a patio and a lovely lawned area perfect for families and entertaining. The front offers a large driveway with parking for multiple vehicles leading to the single-car garage.

Located within walking distance of local shops and within the catchment area of the highly regarded Broxbourne Academy, rated "Outstanding" by Ofsted, this home also benefits from its serene riverside setting with a towpath for leisurely walks, and easy access to major roads like the A10 and M25.

The modern extension, complete with solar panels for energy efficiency and the spacious, flexible layout make this property a standout choice for families and professionals seeking a blend of contemporary living and natural surroundings in the desirable Broxbourne/Turnford area. An internal viewing is strongly encouraged to appreciate this wonderful home.



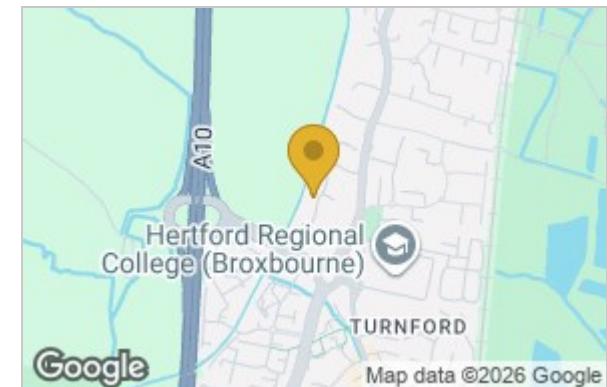
**Step Inside:**

**Step Outside:**

**Location:**

**Buyers Note:**

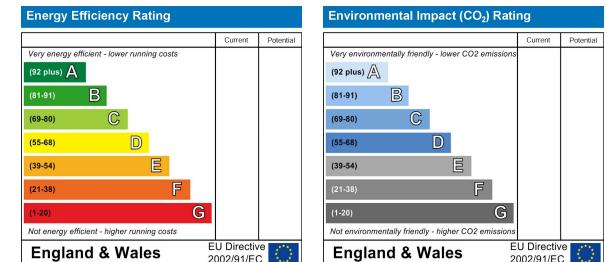
## Area Map



## Floor Plan



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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