



Offers over £575,000

TENURE : FREEHOLD

Priory Close, Turnford, Broxbourne EN10

Bedrooms : 4

Bathrooms : 2

Reception Rooms : 2

Detached house

Private rear garden

Ample Off street parking

Close to schools, shops and amenities

Garage

Broxbourne station and the A10 are close by

Waltham Abbey

Warlies Park House, Horseshoe Hill, Waltham Abbey, Essex, EN9 3SL

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Website: <http://gracechurch-property.co.uk> &

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Set on a quiet close of only five homes, Priory Close is a four-bedroom detached home that has been extended to suit modern family living.

The front door opens into a spacious entrance hall where you catch a glimpse straight through to the garden at the far end. To your left, the living room; ahead, the room that most will remember.

The Heart of the Home

The rear of the house has been opened up and extended into a kitchen/dining/family room measuring nearly 18 feet by 15 feet, with a glazed lantern roof running its full width. The light in here changes through the day and the room never feels closed in, even in winter.

The kitchen itself is fitted in white gloss beneath oak worktops, with a gas range cooker and a run of full-height cabinetry housing an American-style fridge freezer. A central island with oak top gives you a second prep surface and breakfast bar seating, so there's always somewhere to perch with a coffee while something is on the hob.

Sliding doors open directly onto the terrace, and the dining area takes a six-seat table comfortably with room to walk around it, perfect for hosting or formal family dinners.

Living Spaces

Off the kitchen, a wide opening leads through to a snug. One of you cooking, the children watching television or doing homework, everyone still in the same conversation.

The main sitting room located at the front of the home is just over twenty feet, with a broad window drawing light across the whole length. There is space for two sofas, armchairs and a proper media wall without it ever feeling crowded.

A separate utility room keeps the washing machine and the school bags out of the kitchen, and a rare ground-floor bathroom, with bath, WC and basin, bigger than the usual cloakroom, making family life that much easier. Guests, small children, muddy dogs: all handled without anyone going upstairs.

Upstairs

Four bedrooms off the landing. The principal overlooks the rear garden and has a good amount of room for wardrobes. The second bedroom offers fitted wardrobes with over-bed storage, whilst the third and fourth bedrooms provide more space for family and guests, along with the option for a study to work from home.

The family bathroom is finished in white with a panelled bath, glass screen and shower over, a vanity unit with concealed storage and a frosted window keeping it naturally bright.

Outside

The rear garden offers a genuine private retreat with mature evergreen hedging running the full depth on both sides. A wide stone terrace sits directly off the kitchen with steps down to a level, well-kept lawn, raised planters at the boundaries and low-level lighting throughout for evenings.

To the front, a block-paved driveway parks three to four cars ahead of the garage, which has its own store to the rear.

The Location

Priory Close is a quiet residential turning that keeps you close to everything without being on top of it. Broxbourne station is nearby, with fast services to London Liverpool Street, and the A10 is a short drive from the M25, M11 and Stansted.

Families are well served by primary and secondary schooling across all age groups, and the village shops and cafés of both Broxbourne and Hoddesdon town centre are close at hand. For weekends, Lee Valley Regional Park, the New River path and Broxbourne Woods are all on the doorstep.

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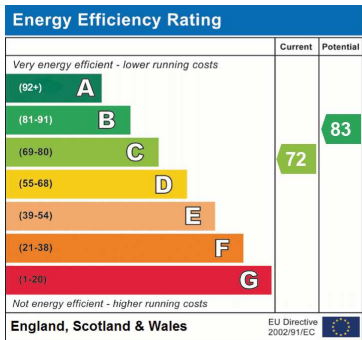
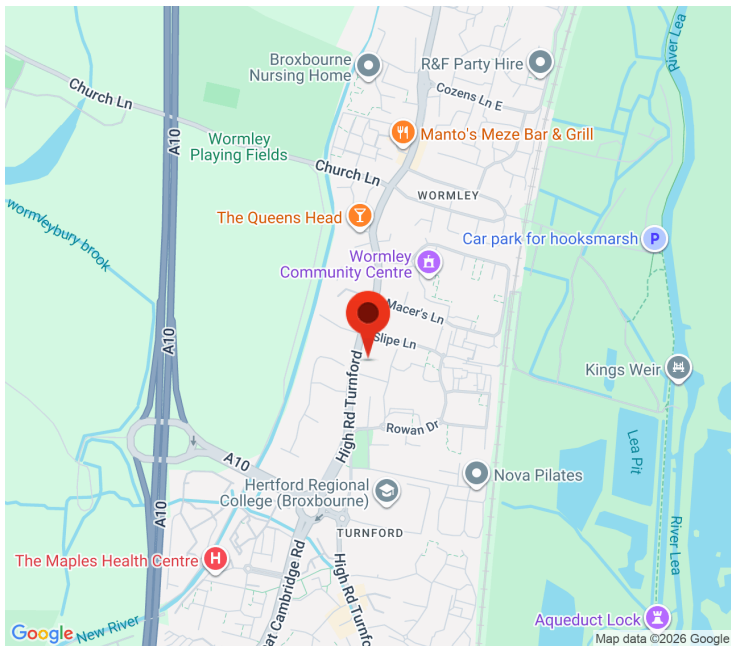
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Priory Close, Turnford, EN10

Approximate Gross Internal Area = 136.7 sq m / 1471 sq ft



Illustration for identification purposes only.
measurements are approximate, not to scale. (ID1322734)



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