

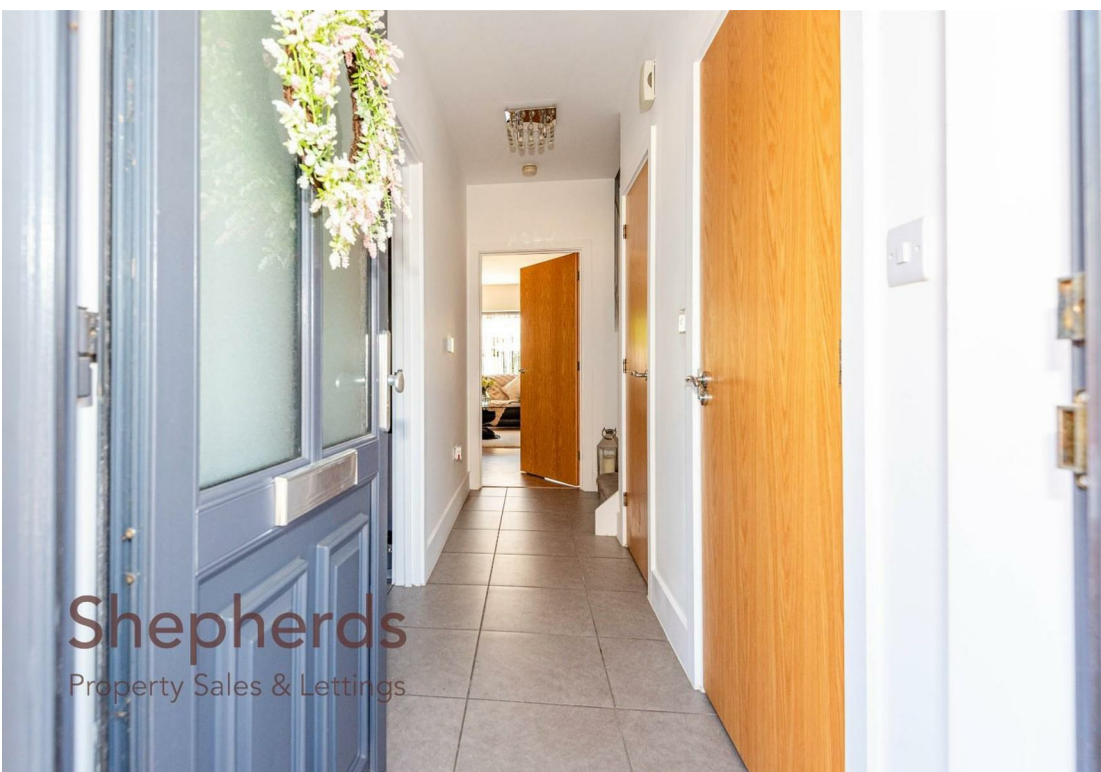


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De Burgh Close | Broxbourne | EN10 6GL | £530,000



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Nestled in the desirable De Burgh Close, Broxbourne, this immaculately presented mid-terrace house, built in 2012, offers a perfect blend of modern living and convenience. With three spacious double bedrooms and three well-appointed bathrooms, this residence is ideal for families or professionals seeking comfort and style.

Upon entering, you are greeted by a central hallway that sets the tone for the rest of the home. To the left, the contemporary kitchen features sleek units and integrated appliances, making it a delightful space for culinary enthusiasts. On the right, a modern downstairs cloakroom adds practicality to everyday living. The heart of the home lies at the rear, where an open-plan living area awaits. This cleverly designed space includes a sitting area and dining space, perfect for entertaining or relaxing with loved ones. Double doors lead out to a charming rear garden, complete with a paved terrace and an astro-turfed lawn, providing an excellent outdoor retreat.

The first floor hosts two generously sized bedrooms, one of the bedrooms is a second suite with a full wall of built in wardrobes and an en-suite shower room. The third double bedroom is serviced by the family bathroom. Ascend to the second floor to discover the principal bedroom suite, a large and inviting room featuring integrated wardrobe cupboards on the landing and its own en-suite bathroom, offering a private sanctuary.

Additional highlights of this property include underfloor heating throughout, ensuring warmth and comfort during the colder months. Externally, the home benefits from two designated parking spaces, a valuable asset in this sought-after area. With excellent schooling, amenities, and transport links nearby, this property is not just a house, but a wonderful place to call home.

The property is in walking distance of Broxbourne Secondary School, and a pleasant riverside walk to Broxbourne station.

The property benefits from mains gas, electric water and sewage



- Terraced House
- 3 Bathrooms & a Cloakroom
- Double width Driveway
- Walking Distance Of Broxbourne School
- Access to Local Park
- 3 Double Bedrooms
- Modern Fitted Kitchen
- Artificial Grass Finished Garden
- Walking Distance of Broxbourne Station

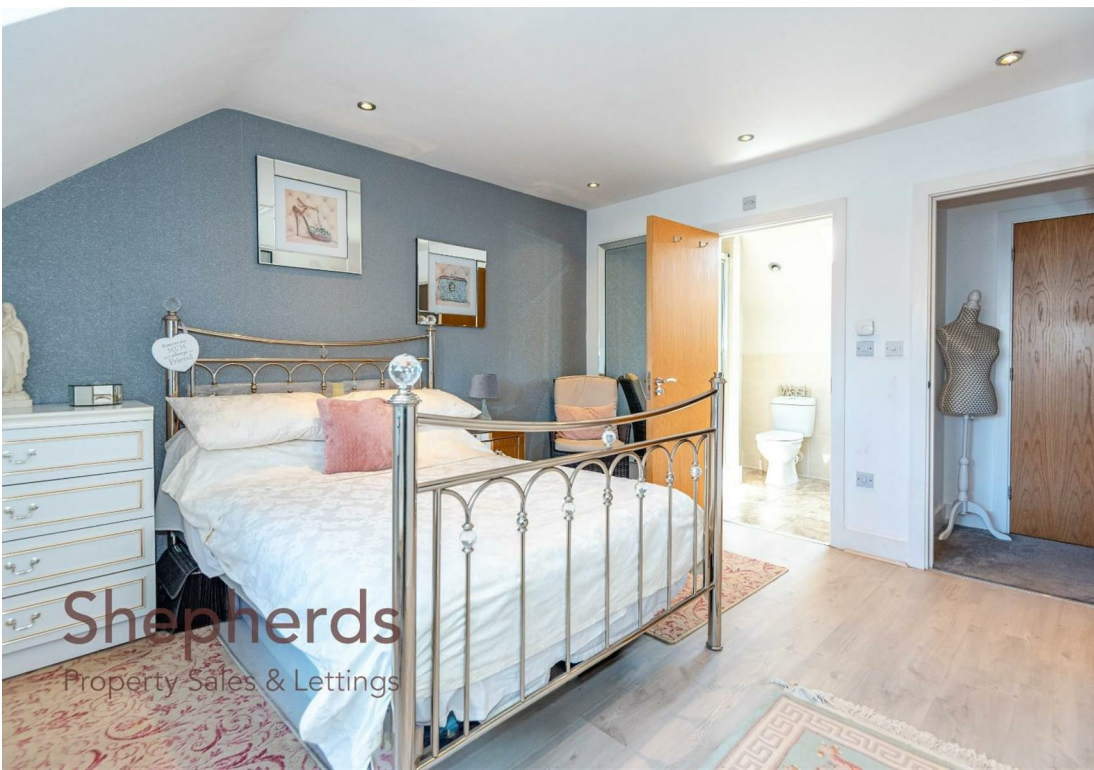


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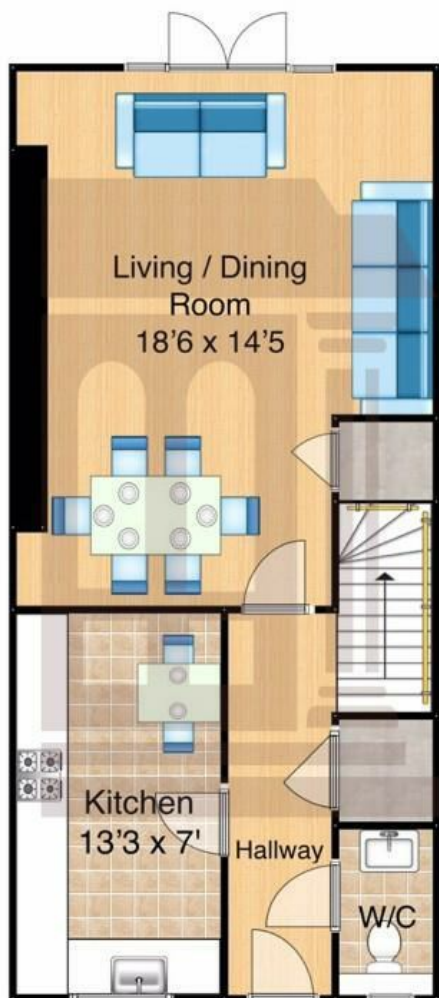
Tenure :
Council:
Tax Band:

Freehold
Broxbourne Borough
E



Entrance Door	Bedroom Three
Hallway	14'6 x 9'
13'3 x 7'1	Family Bathroom
Cloakroom/ W.C.	7'2 x 7'1
5'9 x 3'2	Second Floor Landing With Wardrobe
Kitchen	Bedroom Suite One
13'3 x 7'	16'2 x 10'10 ext 14'6
Living/ Dining Room	En-Suite Shower Room One
18'6 x 14'5	7'2 x 5'8
First Floor Landing	Exterior
10'7 x 6'10	2 Parking Spaces
Bedroom Suite Two	Rear Garden
14'5 x 12' inc wds	Agents Note: Development Service Charge £800 per a
En-Suite Shower Room Two	
7'2 x 5'	

De Burgh Close, Broxbourne



Two Allocated Parking Spaces

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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