

4, Birch Farm Place, Broxbourne

EN10 7FL

£1,500,000

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# 4 Birch Farm Place, White Stubbs Lane, Broxbourne, Hertfordshire, EN10 7FL

OUTSTANDING GATED RETREAT WITH SIMPLY STUNNING VIEWS OVER COUNTRYSIDE TOWARDS LONDON - An outstanding detached single storey residence which has been built to an exceptionally high standard with no expenses spared, providing of spacious modern living in a highly sought after Hertfordshire location. Set behind private electric gates on a generous plot, this beautifully designed home combines contemporary elegance, spacious accommodation and an impressive range of high-quality features throughout. Flooded with natural light, the property boasts a stylish bespoke fitted kitchen complete with a central island, alongside a spacious family room featuring full-width bi-folding doors that seamlessly connect the indoor living space with the beautifully landscaped rear garden. The impressive principal bedroom benefits from a luxurious four-piece en-suite bathroom and a fully fitted dressing room, creating the perfect private retreat. Externally, the property continues to impress with a substantial rear garden, a generous patio area and a fantastic covered outdoor bar featuring a custom-built pizza oven, ideal for entertaining family and friends. Additional highlights include a detached outbuilding with power, perfectly suited for use as a home office, a double garage and ample off-street parking for multiple vehicles. Further enhancing this exceptional home are a range of premium modern features, including a comprehensive CCTV system, an integrated Sonos sound system throughout and electric entrance gates providing additional privacy and security.

Birch Farm Place lays about 17 miles from central London and 1.5 miles to the west of Broxbourne in an area of considerable rural appeal on the edge of Broxbourne Woods, Hertfordshire's only National Nature Reserve, recognised as a Special Area of Conservation in Europe. The area is rich in sports and recreational facilities with both The Hertfordshire Golf and Country Club (under 1 mile) and Brickendon Golf Course closeby. Broxbourne mainline station is about 2.5 miles with fast links into London's Liverpool Street (25 mins), Tottenham Hale for underground connections onto the Victoria Line and Stratford. There is a selection of well regarded state and private schools in the area to include: Broxbourne Secondary, Queenswood Girls, Lochinver for boys, Haileybury College and Heath Mount Preparatory School. Broxbourne is situated alongside the A10 providing easy access to the M25 (junc 25), Stanstead airport (via A120 or M11), A1 and M11. Tottenham's training ground at Enfield is only 6 miles to the south.



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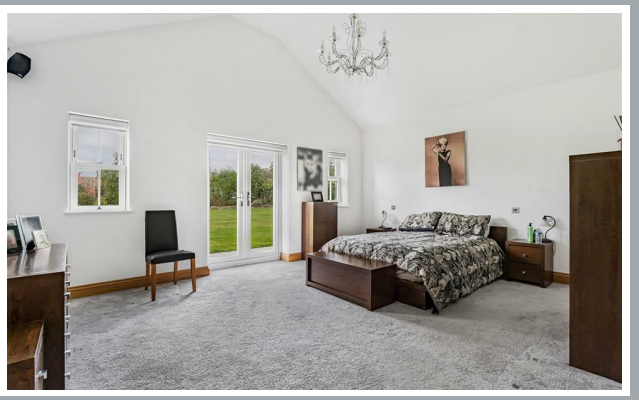




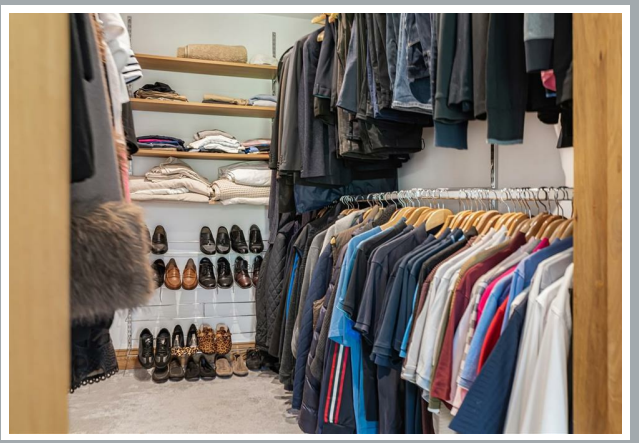

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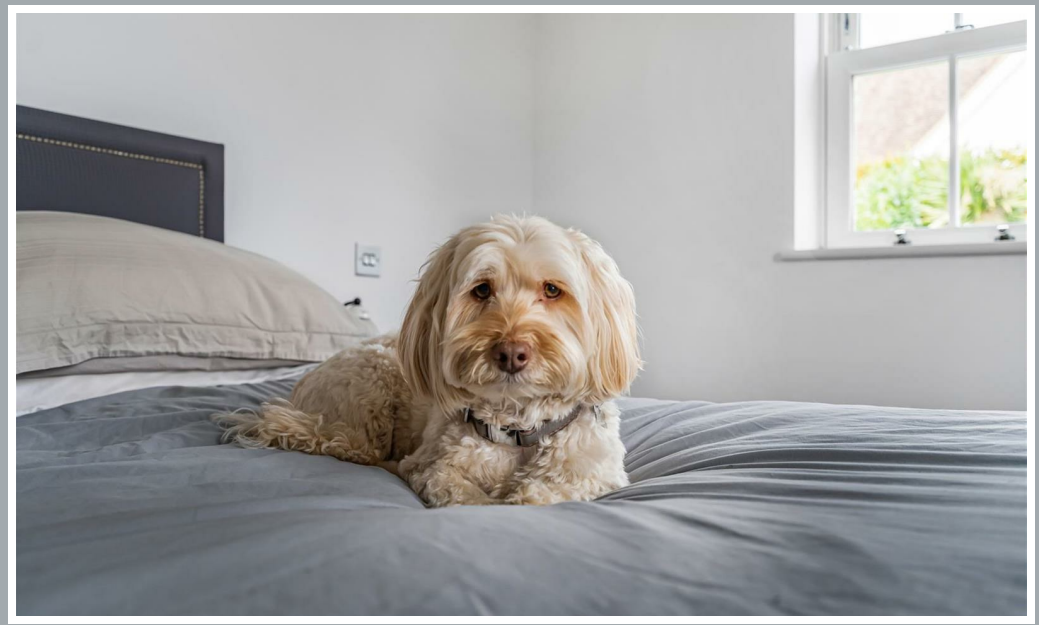
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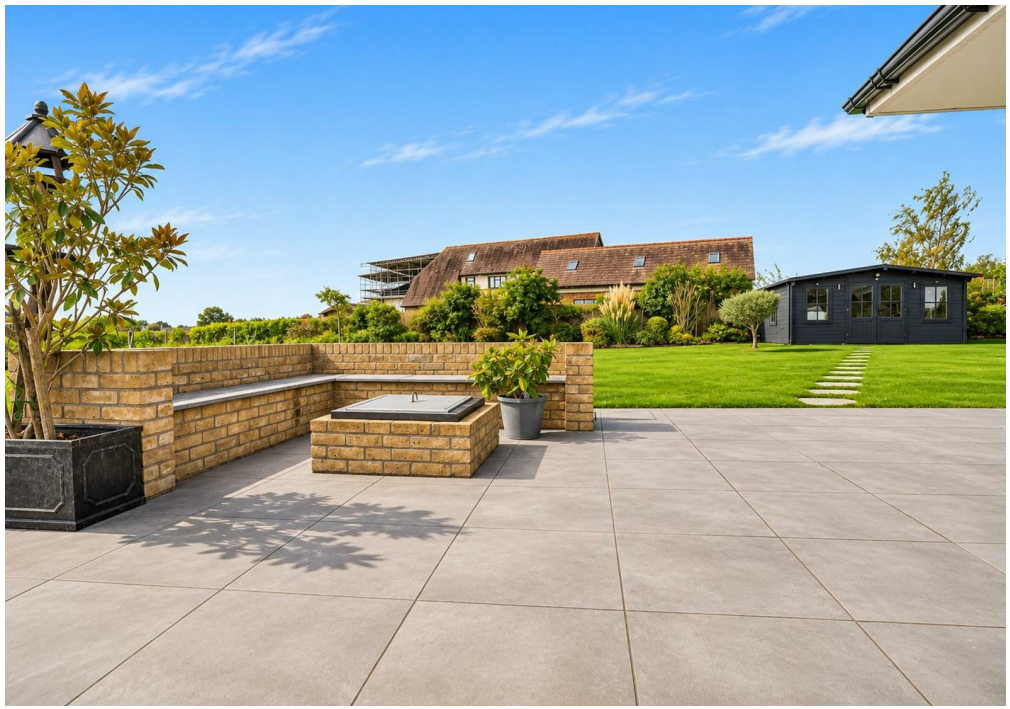


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**Approximate Gross Internal Area 1859 sq ft - 173 sq m**
**(Excluding Garage & Outbuilding)**
Garage Area 418 sq ft – 39 sq m
Outbuilding Area 196 sq ft – 18 sq m




PINKPLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

Steven Oates

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