



Shepherds  
Property Sales & Lettings



**Shepherds**  
Property Sales & Lettings

Osborne Road | Broxbourne | EN10 7LJ | Offers In The Region Of £925,000



Shepherds  
Property Sales & Lettings



Shepherds  
Property Sales & Lettings



Shepherds  
Property Sales & Lettings



Shepherds  
Property Sales & Lettings



Sh  
Property

# Osborne Road | Broxbourne | EN10 7LJ

Nestled on the charming Osborne Road in Broxbourne, this late Victorian villa-style semi-detached house presents a rare opportunity for those seeking a unique project. Built in 1890's, this character property boasts an impressive 2,860 square feet of living space, thoughtfully arranged over four levels. With six spacious bedrooms and three reception rooms, this home offers ample room for family living and entertaining.

The property is situated within a conservation area, enhancing its appeal and ensuring the preservation of its historical charm. A short walk will take you to Broxbourne main line station, which provides a fast service to London's Liverpool Street station, making it an ideal location for commuters.

While the house does require renovation, it offers the perfect canvas for those looking to create their dream home. The semi-detached design allows for a sense of privacy, and the driveway provides parking for up to three vehicles, a valuable asset in this desirable area.

This chain-free sale presents an exciting opportunity for buyers looking to invest in a property with character and potential. Whether you are a growing family or a savvy investor, this home on Osborne Road is not to be missed. Embrace the chance to restore this Victorian gem to its former glory and enjoy the benefits of living in a vibrant community.

The property has two bathrooms, a kitchen and a basement level with cellar space.

The property has mains water, gas, electricity and drainage.

- Semi Detached House
- Chain Free Sale
- 3 Reception Rooms
- Cellar Space
- Character Property
- Unique Project
- Driveway & Carport
- Arranged on 4 Levels
- 6 Bedrooms
- Gas Central Heating



Reception Hall  
19'11 x 10'

Sitting Room  
15'10 x 15'6

Living Room  
20'1 x 13'3

Dining Room  
18'7 x 10'4

Kitchen  
9'5 x 9'2

Shower/ W.C.  
9'7 x 4'3

Utility Lobby  
8'5 x 3'2

Walk in Storage  
17'6 x 2'11

Lower Basement Level

Cellar 1  
10'2 x 10'

Cellar 2  
10'2 x 7'

2 Storage Areas

First Floor Landing

Bedroom One  
14'6 x 13'11

Kitchenette  
9'3 x 8'6

Bedroom Two  
18'8 x 13'3

Bedroom Three  
10'6 x 10'2

Bathroom  
7'7 x 4'6

W.C.

Second Floor Landing

Bedroom Four  
19'2 x 13'

Storage Area  
11'6 x 9'1 (max at floor level)

Bedroom Five  
18'8 x 12'

Bedroom Six  
12'6 x 10'7

Bedrooms 4.5 & 6 Have restricted headroom

Exterior

Front Garden & Driveway



Shepherds  
Property Sales & Lettings



Shepherds  
Property Sales & Lettings



Shepherds  
Property Sales & Lettings



Shepherds  
Property Sales & Lettings

**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.



Shepherds  
Property Sales & Lettings

 6  2  3  E

Tenure : Freehold  
Council: Broxbourne Borough  
Tax Band: F



Shepherds  
Property Sales & Lettings



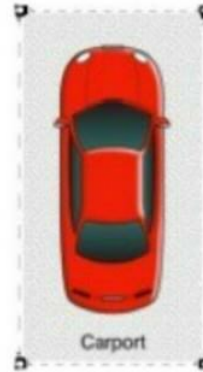
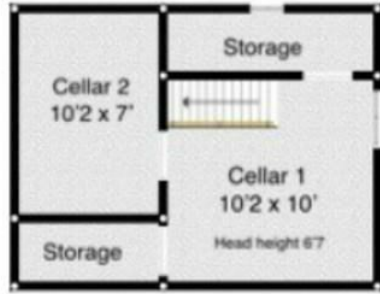
Shepherds  
Property Sales & Lettings



Shepherds  
Property Sales & Lettings



Shepherds  
Property Sales & Lettings



## Osborne Road Broxbourne

Ground Floor Approx Sq Ft 1101  
 First Floor Approx Sq Ft 824  
 Second Floor Sq Ft 698  
 Basement Approx Sq Ft 237  
 Total Approx Sq Ft 2960



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.



**Shepherds**  
Property Sales & Lettings

### **CHESHUNT**

1 High Street, Cheshunt EN8 0BY

Sales: 01992 637351  
Lettings: 01992 640824

[cheshunt@shepherdsestates.co.uk](mailto:cheshunt@shepherdsestates.co.uk)

### **HODDESDON**

37 High Street, Hoddesdon EN11 8TA

Sales: 01992 440044  
Lettings: 01992 449501

[enquiries@shepherdsestates.co.uk](mailto:enquiries@shepherdsestates.co.uk)

