

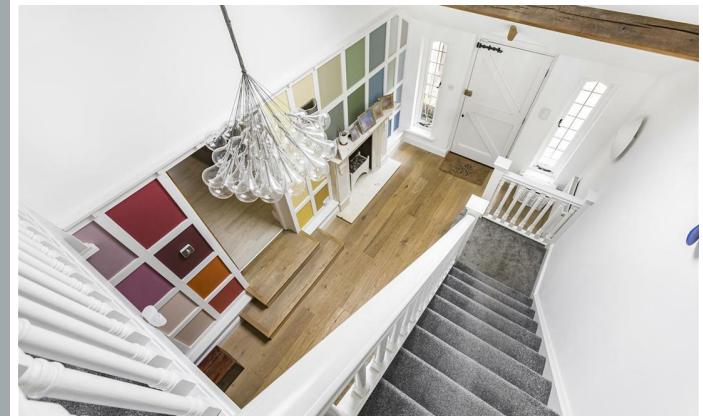


The Old Forge, White Stubbs Lane, Broxbourne  
EN10 7PZ

Offers Over £1,300,000



[stevenoates.com](http://stevenoates.com)



## The Old Forge White Stubbs Lane, Broxbourne, Hertfordshire, EN10 7PZ

An exceptional and spacious detached character home located within a small farm development on the edge of Broxbourne itself over stylish accommodation of 3600 sqft. The light and airy accommodation comprises of a galleried entrance hall with downstairs wc, large vaulted living room, 36ft family kitchen and a separate utility room. There are 4 impressive double bedrooms, 3 of which have en-suite bathrooms, whilst there is a separate family bathroom in addition. Externally, the property is set within a mature gated plot with ample parking, a detached double garage and attractive gardens.

The property is located within a small farm development on the outskirts of Broxbourne, adjacent to The Hertfordshire Country Club & Golf Course, surrounded by beautiful countryside and a short walk from Broxbourne Woods. Broxbourne itself, is only a short drive away and provides a choice of localised shops, restaurants, pubs and excellent schooling for all ages, along with Broxbourne train station which provides fast services (approx. 35 mins) into London's Liverpool Street.



70 Fore Street, Hertford, Hertfordshire, SG14 1BY



70 Fore Street, Hertford, Hertfordshire, SG14 1BY



70 Fore Street, Hertford, Hertfordshire, SG14 1BY



70 Fore Street, Hertford, Hertfordshire, SG14 1BY



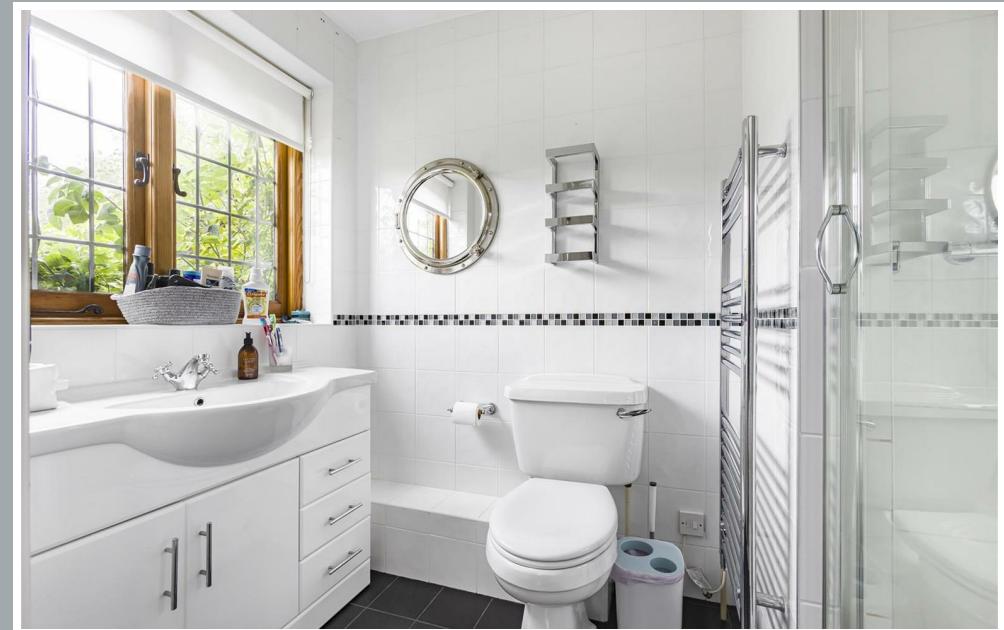
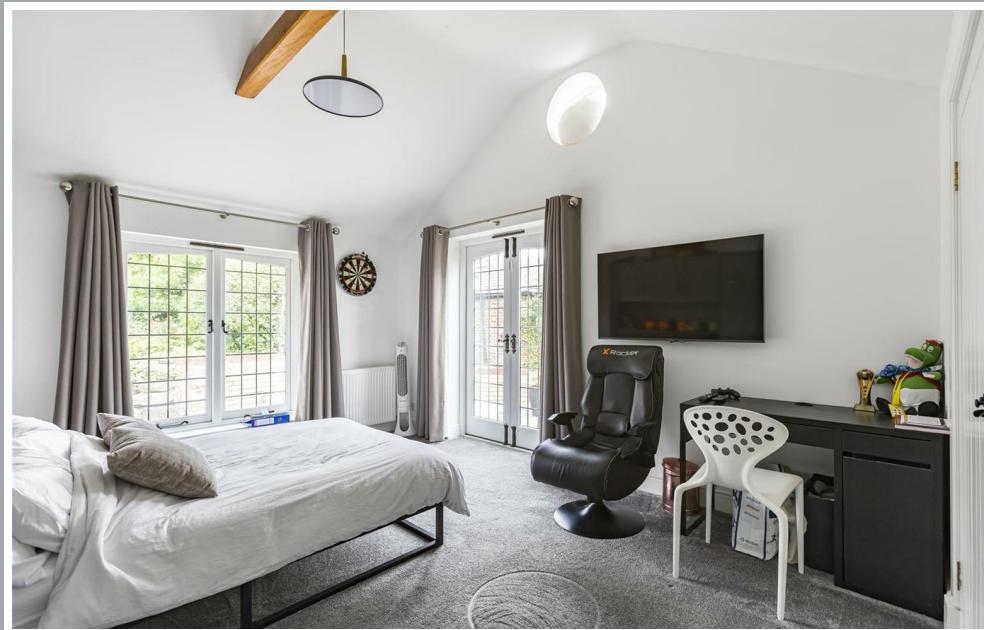
70 Fore Street, Hertford, Hertfordshire, SG14 1BY



70 Fore Street, Hertford, Hertfordshire, SG14 1BY



70 Fore Street, Hertford, Hertfordshire, SG14 1BY



70 Fore Street, Hertford, Hertfordshire, SG14 1BY



70 Fore Street, Hertford, Hertfordshire, SG14 1BY



70 Fore Street, Hertford, Hertfordshire, SG14 1BY



70 Fore Street, Hertford, Hertfordshire, SG14 1BY

**Approximate Gross Internal Area  
3620 sq ft - 336 sq m**



**Steven Oates**

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 firms employment has the authority to make or give any representation or warranty in respect of the property.



**stevenoates.com**