Shepherds
Property Sales & Lettings

Winford Drive I Broxbourne I EN10 6PP I £450,000

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# Winford Drive I Broxbourne I EN10 6PP

An extended 3 bedroom home in Winford Drive, Broxbourne. This delightful end-terrace house presents an excellent opportunity for anyone looking to live in Broxbourne.

With an extended ground floor, the living area to the rear is versatile and can be tailored to your needs, whether for relaxation, entertaining guests, or creating a home office. The kitchen offers a breakfast bar, as well as space for a dining area. The layout is designed to maximise space and light, creating a warm and welcoming atmosphere throughout. On the first floor, there are three well proportioned bedrooms, the family bathroom and a seperate w/c.

Externally, in the South facing garden, there is an outbuilding with power and to the side is the detached garage. The surrounding area boasts a friendly community feel, with local amenities and transport links within easy reach, making it an ideal location for both commuting and leisure. Location wise, the property is perfect for those with children as both primary and secondary schooling are within walking distance. The River Lea is not far and offers great walks to the Lea Valley.

Services connected: Mains Water, Electricity, Gas and Sewage.

- Extended 3 Bed Home
- Detached Garage
- South Facing Garden
- Kitchen/Diner
- Front Garden
- Close To Amenities & Transport Links
- Three Good Sized Bedrooms
- Outbuilding With Power
- Walking Distance Of Local Schooling

Entrance Hall
14'3 x 5'10

Kitchen
14'3 x 5'11

Dining Area
8'11 x 8'6

Living Room
21'4 x 10'2

Study
9'11 x 8'5

Landing

Bedroom One
12'7 x 10'9 max

Bedroom Two
12'7 x 8'2 max

Bedroom Three
8'5 x 7'9

Bathroom
5'8 x 9'4 max

W/C
5'10 x 2'8

External

Front Garden

South Facing Rear Garden

Outbuilding
12'3 x 12'3

Storage Shed
8' x 4'9

Garage
16'10 x 8'2

**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.

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|---|---|
| **Tenure :** | **Freehold** |
| **Council:** | **Broxbourne Borough** |
| **Tax Band:** | **E** |

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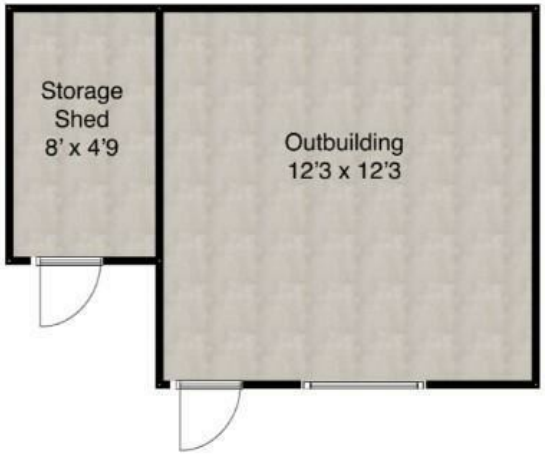
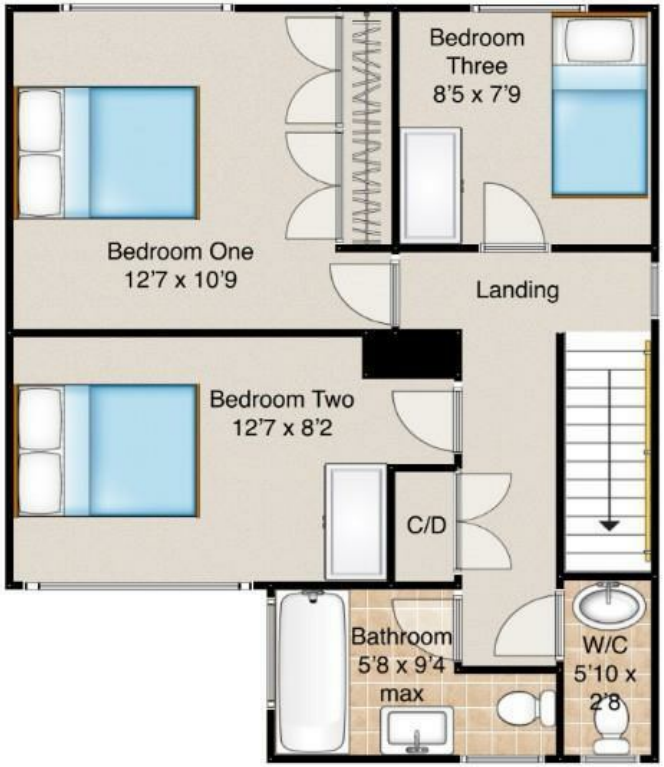
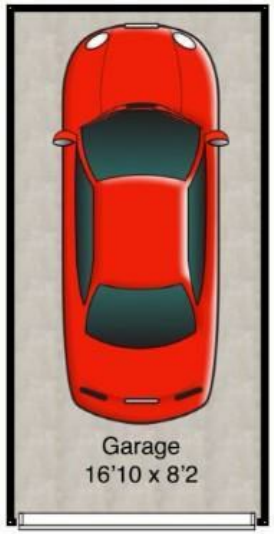
# Winford Drive, Broxbourne

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. This 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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