



**Shepherds**

Property Sales & Lettings

Huntingdon Close | Broxbourne | EN10 6DR | £535,000





# Huntingdon Close | Broxbourne | EN10 6DR

Located down Huntingdon Close, Broxbourne, is this delightful 3 bedroom semi-detached home. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The living room and rear extension provide plenty of space for relaxation and entertaining, making it easy to host gatherings with friends and family. The house features a spacious bathroom and w/c upstairs.

One of the standout features of this property is the generous driveway, accommodating up to three vehicles and space on the road for visitors, which is a rare find in this desirable location. Externally, the property offers a detached store room, workshop, summerhouse and a stunning rear garden with access to the New River.

Broxbourne is known for its excellent transport links, with Broxbourne Train Station only 1.7 miles away. Local shops, schools, and parks are all within easy reach. This home not only offers a comfortable living space but also the chance to enjoy the vibrant lifestyle that Broxbourne has to offer. The New River runs along past the close, with a path for walks.

Services Connected: Mains Gas, Water, Drainage & Electricity.  
To be sold chain free.

- Delightful 3 Bed Home
  - Bathroom & W/C
  - New River Walks
- Open Plan Rear Extension
  - External Store & Workshop
  - Popular Location
- Spacious Living Room
  - Front Driveway
  - Chain Free



Entrance Hall

Living Room

19'6 x 10'7

Kitchen

10'5 x 8'5

Study

8'9 x 7'4

Lounge/Diner

17'2 x 13'9

Bathroom

10'11 x 6'8

Bedroom One

14'5 x 10'5 max

Bedroom Two

12'10 x 8'9

Bedroom Three

9'6 x 8'7

W/C

External

Summerhouse

9'10 x 5'5

Workshop

8'5 x 16'

Store Room

8'5 x 6'1



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**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.

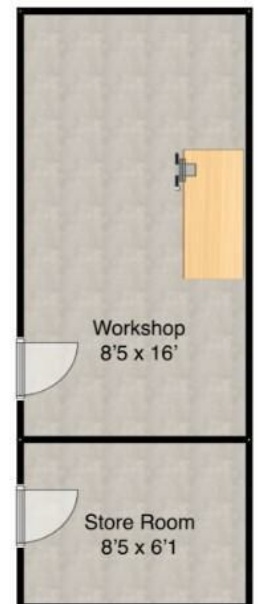
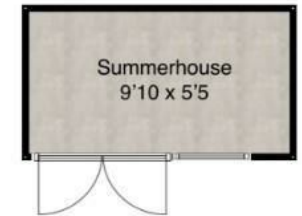
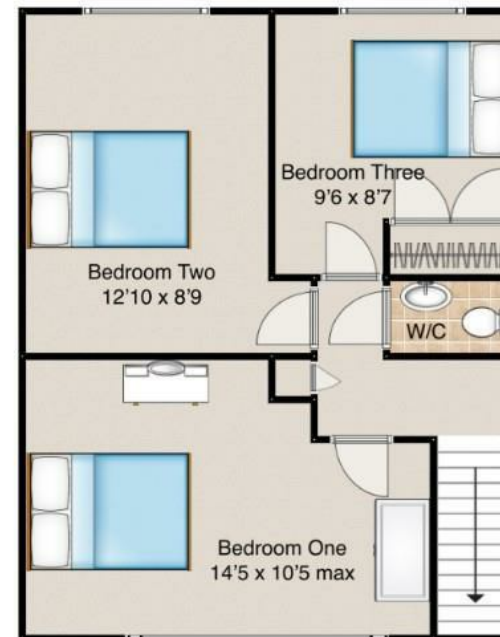


Tenure : Freehold  
Council: Broxbourne Borough  
Tax Band: F



# Huntingdon Close, Broxbourne

This floor plan is for guidance only and may not be accurate. Shepherds have added furniture 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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