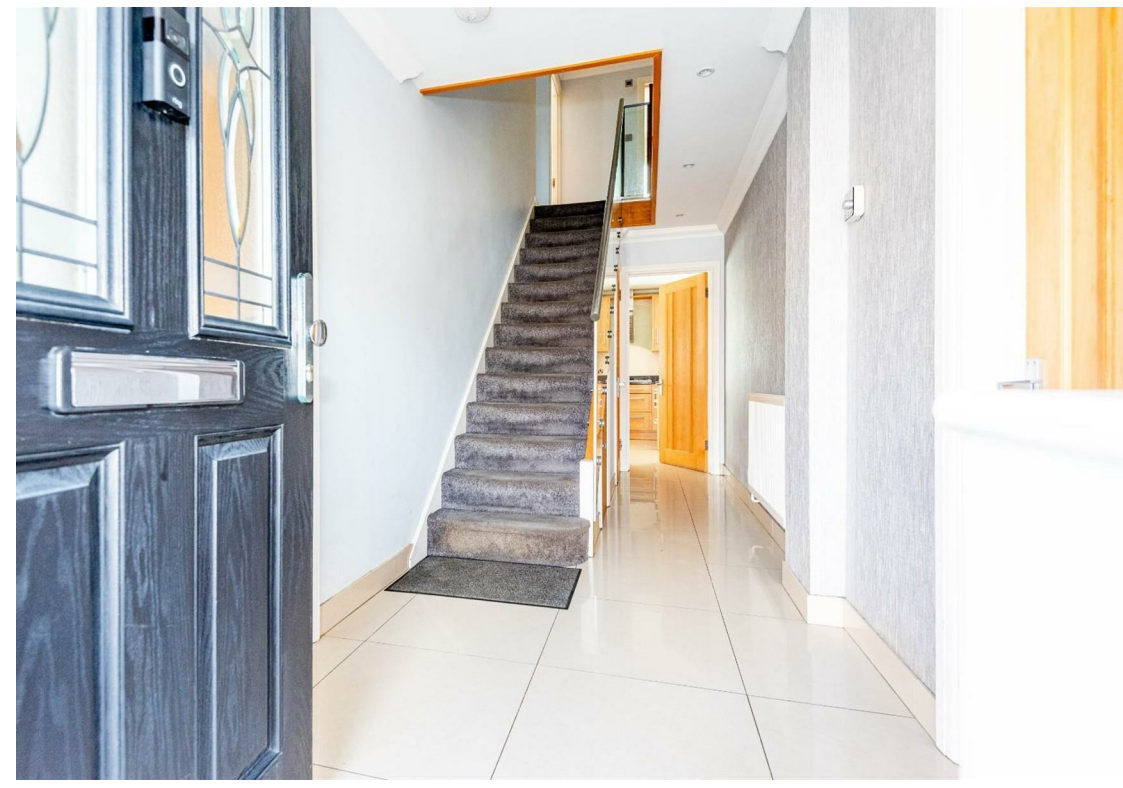




 FINE &
COUNTRY

Woodstock Road | Broxbourne | EN10 7NS | £1,150,000





Woodstock Road | Broxbourne | EN10 7NS

Nestled in the highly desirable Woodstock Road in Broxbourne, this impressive detached house offers a perfect blend of modern living and potential for further enhancement. Spanning an expansive 2,274 approx square feet, the property boasts five well-proportioned bedrooms, including two spacious bedroom suites plus three reception rooms and three bathrooms, making it an ideal family home.

Having undergone significant improvements, the current owners have meticulously designed the layout to ensure a seamless flow between rooms, creating a welcoming atmosphere throughout. Notably, there is potential to extend into the loft, subject to planning consents, which could further enhance the living space or create an independent annexe, perfect for a teenager or a dependent relative.

The main kitchen has been fitted with Miele appliances and provides a lovely environment for entertainment with the breakfast bar or a full meal in the dining area, that flows via the bi fold doors to the rear garden.

The property is set within a prime residential area, conveniently located for commuters with excellent transport links by both road and rail. The nearby Broxbourne railway station provides easy access to London, while the home is also situated within the catchment area of highly regarded schools, all boasting outstanding OFSTED ratings.

The generous East-facing rear garden has been thoughtfully landscaped for low maintenance, allowing you to enjoy the surrounding countryside and nearby woodland walks. For those with a penchant for outdoor activities, Broxbourne offers a variety of country clubs and leisure facilities, as well as its very own zoo.

With no upward chain, this delightful family home presents an exceptional opportunity for prospective buyers. We highly recommend scheduling an early viewing to fully appreciate the charm and potential this property has to offer.

The property is connected to mains drainage, gas water and electricity.

- Extended Detached House
- 5 Double Bedrooms
- Large Kitchen/Dining Room
- 2 Further Receptions
- Utility and a Cloakroom
- Large Garage/ Workshop
- Rear Garden
- 3 Bathrooms
- Gas Central Heating



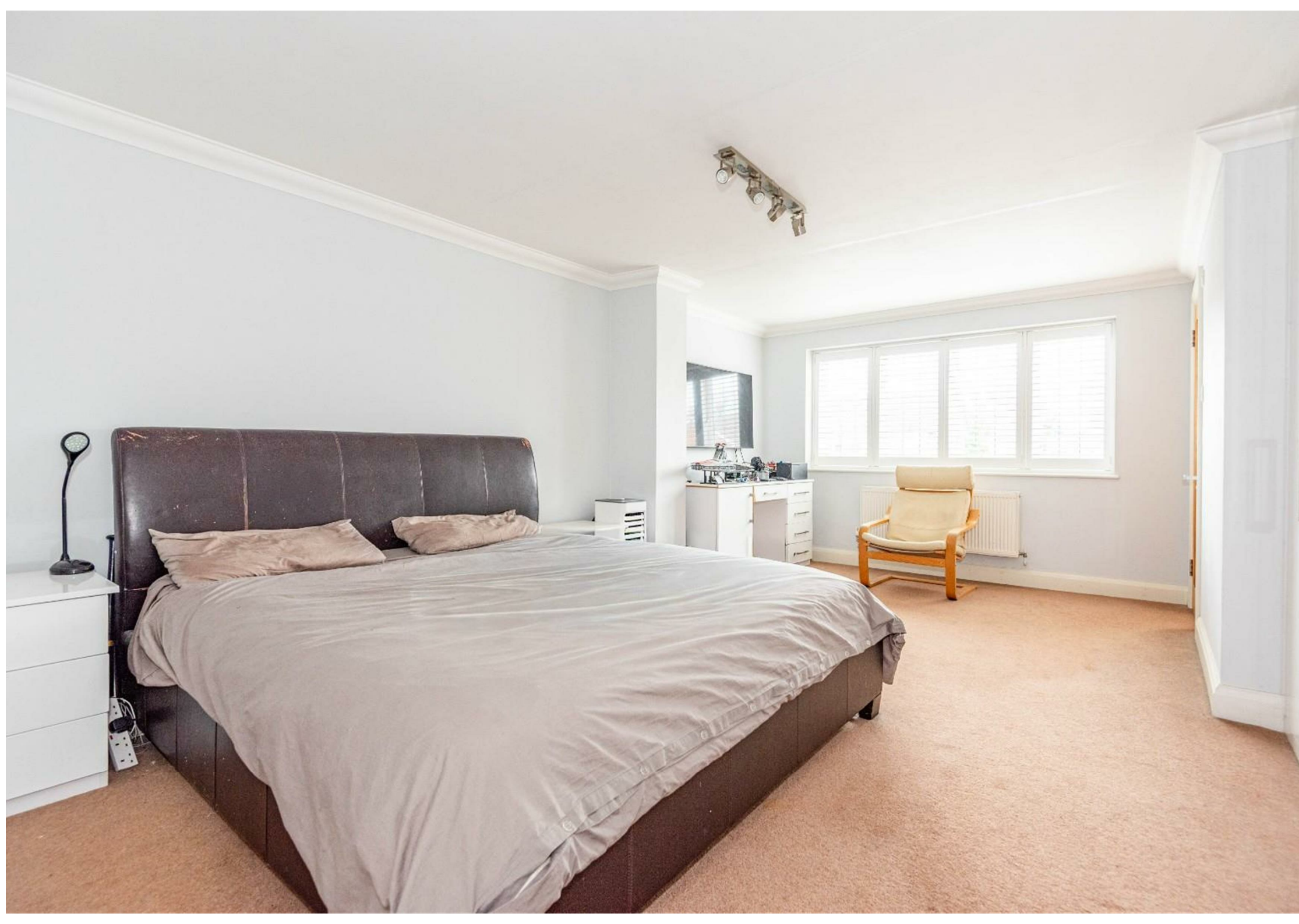


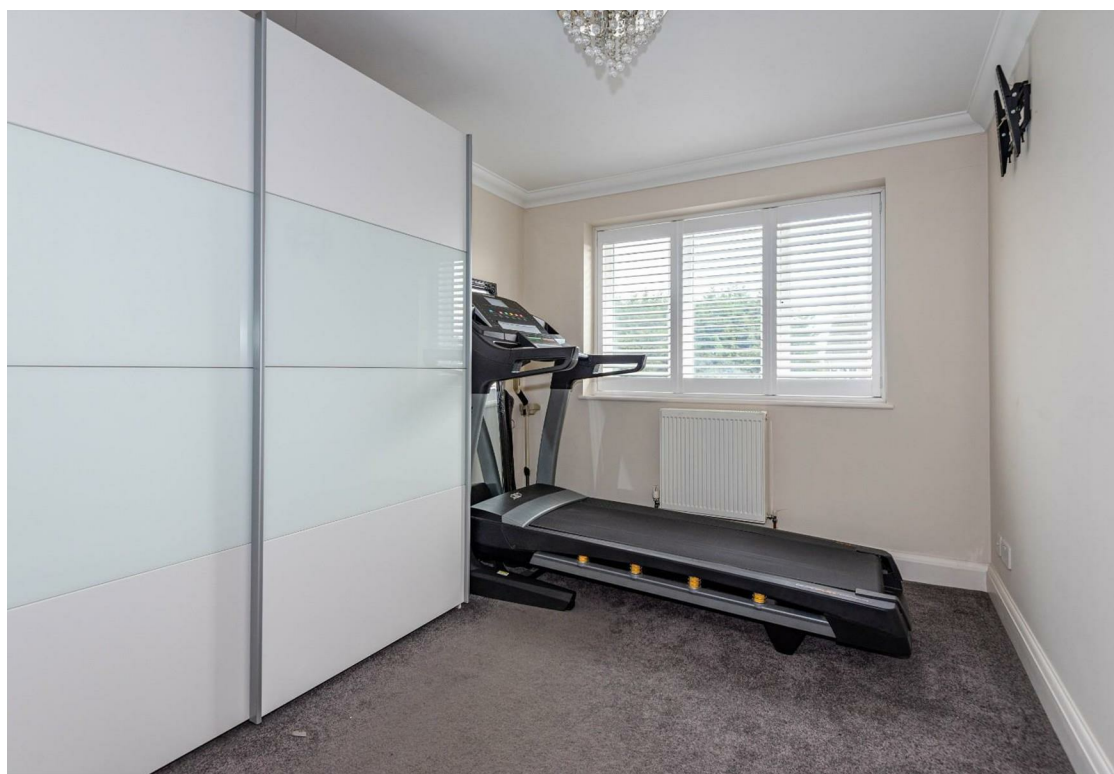
Disclaimers: 1. In-line with money laundering regulations (MLR), purchasers will be asked to produce identification documentation. 2. These particulars do not constitute part or all of an offer or contract. 3. Measurements on any of our documentation is supplied for guidance only; as such must be considered 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: G





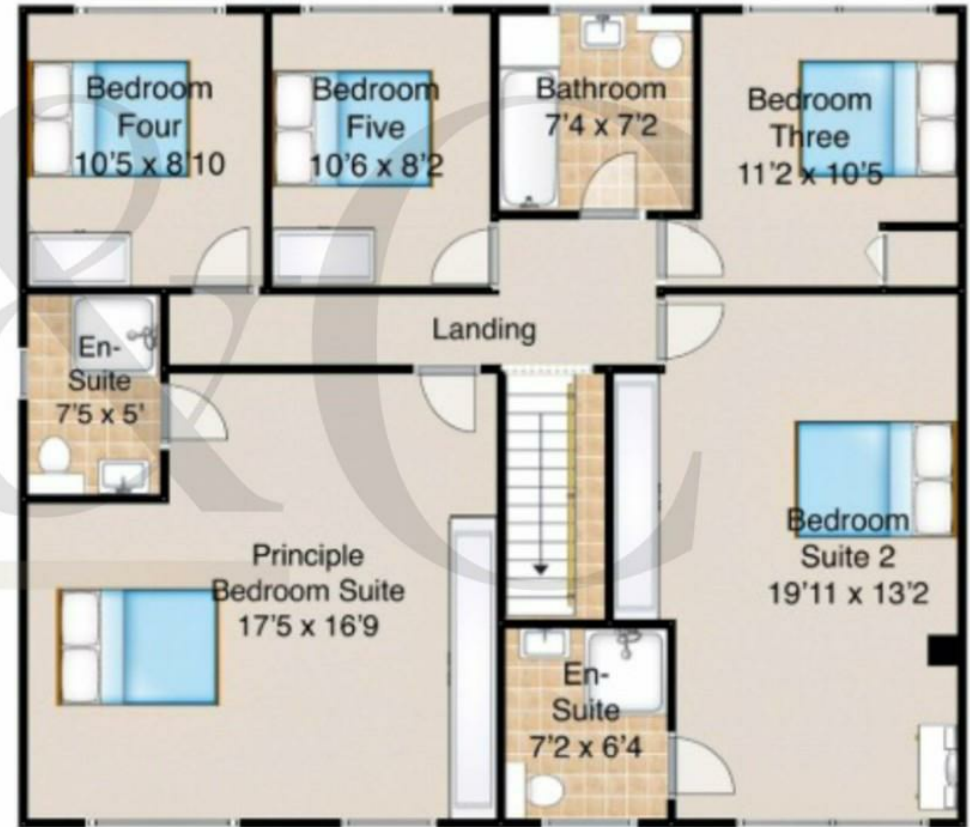






Woodstock Road, Broxbourne

Approx Total sq ft 2274



This floor plan is for guidance only and may not be accurate. Fine and Country 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 and can not be used or edited without the consent of Fine and Country Hoddesdon.



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