



Shepherds

Property Sales & Lettings

Silverfield | Broxbourne | EN10 6PD | £450,000



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Shepherds are pleased to present this 3 bedroom end of terrace home in Silverfield, Broxbourne.

The ground floor is entered by the porch, into the large entrance hall, with the downstairs w/c. The living/dining room offers a great space for entertaining guests or enjoying quiet evenings with loved ones. The kitchen has been extended and now offers further potential across the rear (stpp).

On the first floor, there are three well proportioned bedrooms and the family bathroom.

One of the standout features of this property is its' popular Broxbourne location; close to schools, amenities and transport links. The generous driveway can accomodate up to 4 vehicles and there is the added bonus of the garage

Silverfield is known for its friendly community atmosphere and excellent local amenities, including shops, schools, and parks, all within easy reach. This property not only offers a comfortable living space but also the chance to enjoy a vibrant lifestyle in a sought-after location. Chain Free.

Services Connected: Mains Gas, Water, Electricity and Drainage.

- Spacious 3 Bed Home
- Prime Broxbourne Location
- Chain Free
- Garage
- Large Driveway
- Excellent Local Schooling
- Close To Amenities
- Extended Kitchen



Porch	Bedroom Two
Entrance Hall	12' x 10'5
14'5 x 5'10	Bedroom Three
W/C	8'9 x 8'4
Living/Dining Room	Bathroom
24'8 x 12'8	6'10 x 5'6
Utility Area	External
13'11 x 8'8 max	Front Driveway
Kitchen	Garage
11'6 x 8'8	15'8 x 8'3
Landing	Rear Garden
Bedroom One	
12' x 11'10	



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.

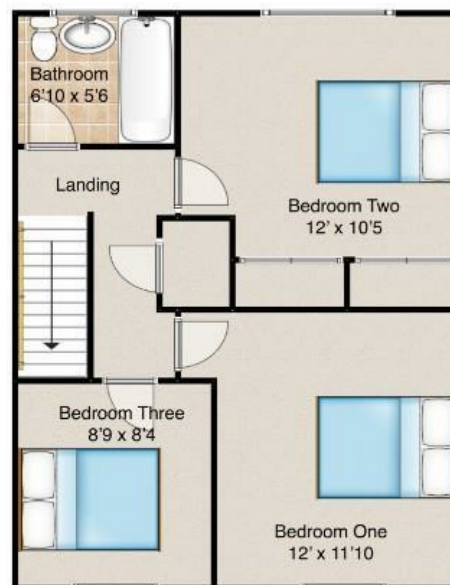


Tenure : Freehold
Council: Broxbourne Borough
Tax Band: E



Silverfield, 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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