



## PROPERTY DESCRIPTION

Asking Price Of £750,000



Living rooms  
**1**



Bedrooms  
**4**



Bathrooms  
**3**



Parking  
**Yes**



Area  
**1,723 sq ft**

Outstanding four-bedroom semi-detached family home spread over 1,700 sq ft in the heart of Broxbourne. This beautifully presented property is in first class condition throughout and offers spacious accommodation comprising large entrance hall, ground floor W.C, lounge, kitchen/dining room. On the first floor comprising of three good sized bedrooms, bedroom one with en-suite shower plus large family bathroom, second floor comprising large bedroom with en-suite shower and Juliet balcony overlooking lovely landscaped rear garden with summer house, and parking to the front and rear of the property. The house is walking distance to Broxbourne Station and The Broxbourne School, and within easy reach of a wide range of amenities within Broxbourne High Street including restaurants and bars.



## TERMS

**Local Authority:** Broxbourne Borough Council

**Tenure:** Freehold

## ROOMS DESCRIPTION



**Lounge** 18' 3" x 12' 0" max ( 5.60m x 3.65m max )  
Double glazed bay window to front aspect with fixed shutters, feature fireplace, radiator, spotlights, wood effect flooring.

**Kitchen/Dining** 19' 9" x 18' 1" ( 6.05m x 5.50m )  
Double glazed French doors and windows, overlooking lovely rear garden, with a large range of wall and base units, with quartz and wood work top with inset one and half sink and tiled splash back, integrated washing machine, dishwasher, tumble dryer, plumbing for American style fridge/freezer, induction hob and cooker hood, oven, spotlights, wood flooring, double glazed French doors and windows overlooking lovely rear garden.

**Bedroom One** 23' 3" x 11' 9" ( 7.10m x 3.57m )  
Double glazed bay window to rear aspect, centre light, radiator, wood effect flooring.

**Bedroom Two** 19' x 12' 9" ( 5.80m x 3.85m )  
Double glazed French door with Juliet balcony overlooking lovely rear garden, sky light to front aspect

**Bedroom Three** 15' 6" x 11' 6" max ( 4.70m x 3.50m max )  
Double glazed window to front aspect with fixed shutters, centre light radiator, wood effect flooring.

**Bedroom Four** 9' x 7' 3" ( 2.74m x 2.18m )  
Double glazed windows to front aspect with fixed shutters, centre light, radiator, wood effect flooring.

**Front garden**  
Block paved with parking for 2 vehicles with security gate, bordered shrubberies, and access to rear garden.

**Rear garden**  
Beautiful landscaped rear garden with patio area leading to laid lawn with bordered shrubberies, external lighting and power points, outside water tap, second decking area leading summer house and shed, with parking to rear accessed via The Paddocks.



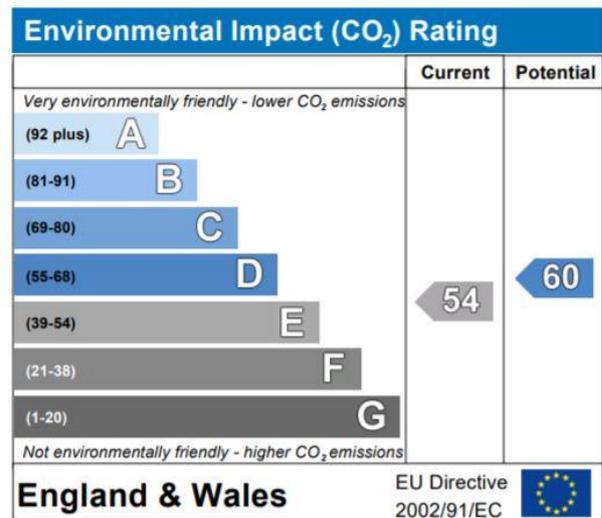
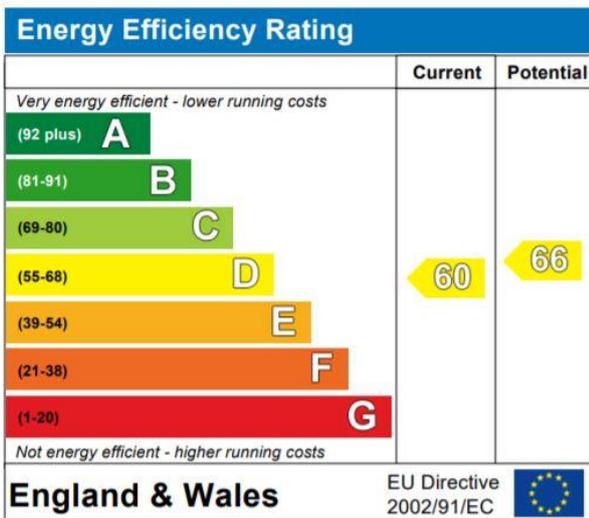


## TRANSPORT LINKS & JOURNEY TIMES

Broxbourne Station

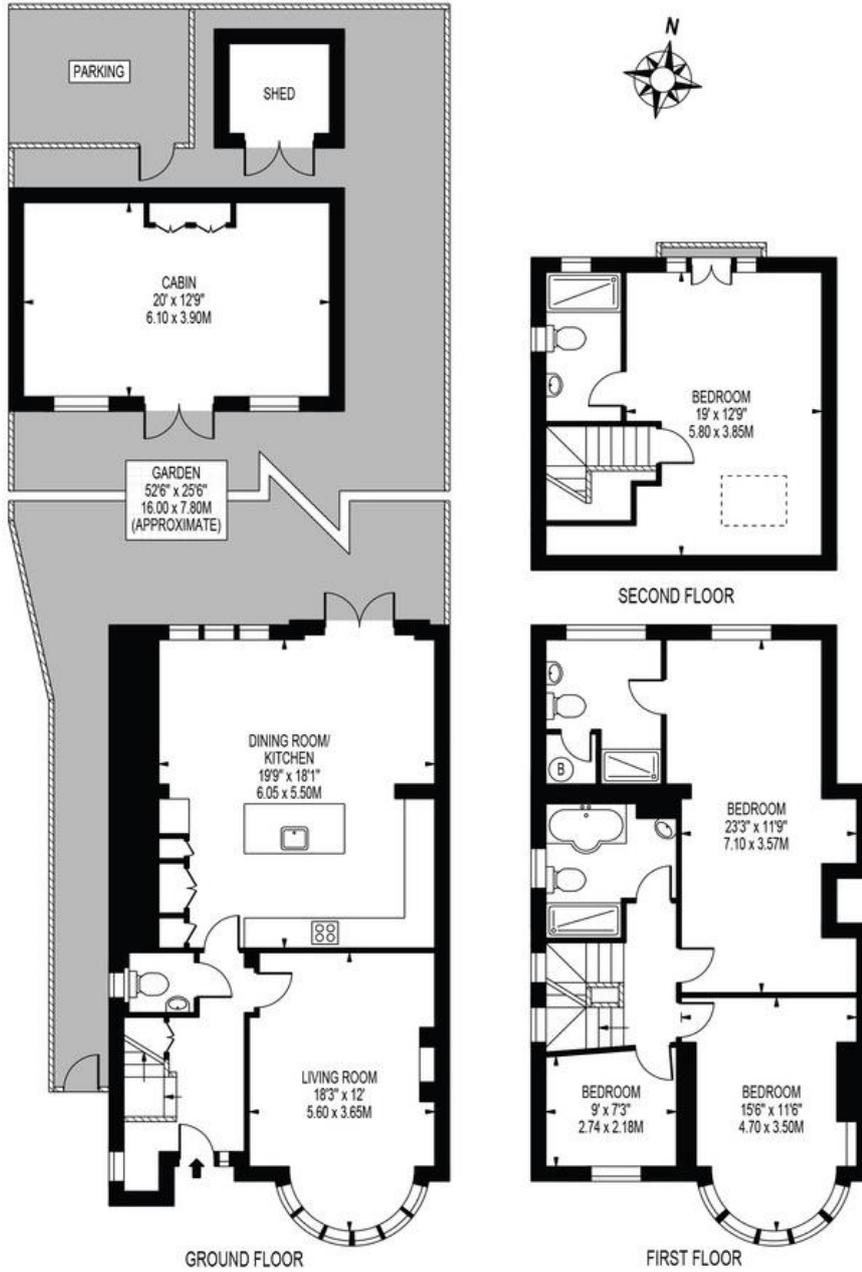
 0.3 miles

EPC



APPROXIMATE GROSS INTERNAL FLOOR AREA: 1723 SQ FT - 160.06 SQ M  
(EXCLUDING CABIN & SHED)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF CABIN: 256 SQ FT - 23.79 SQ M



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.



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