



Shepherds

Property Sales & Lettings

Kingfisher Close | Broxbourne | EN10 7FG | £625,000





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A modern kitchen and dining area. The kitchen features light-colored, glossy cabinets, a stainless steel sink, a gas hob, and a stainless steel range hood. A built-in oven and microwave are visible on the left. The dining area has a large, light-colored stone table with six upholstered chairs. A silver bowl of oranges sits on the table. Large windows on the right provide a view of the outdoors.

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# Kingfisher Close | Broxbourne | EN10 7FG

A spaciouly proportioned and excellently presented 4 Bedroom Town House, which is situated in a private cul de sac development. Located in a very convenient position, within extremely short distance of Broxbourne Station; ideal for the city commuter with over ground rail services which can be as little as 23 minutes into London Liverpool Street. Broxbourne recreational park is close by, along with Broxbourne church, the junior and infant school and the New River.

The property was originally built with top specifications and enviably offers to the ground floor:, Reception hall, Cloakroom, Attractive well appointed Kitchen with dining area and access to delightful rear garden. The first floor offers a good size living room with Juliette balcony and riverside views. Bedrooms two and three and the family bathroom are also on this floor. On the top floor there is the generous principle bedroom with en suite shower and WC and access to its own balcony, again with riverside views, plus a good size fourth bedroom with excellent storage.

To the exterior, there is a private rear garden ideal for entertaining and to the front elevation there are communal garden areas and a bricked residents driveway, an Integral Garage plus a further car parking space directly opposite the property.

Viewing is most highly recommended.

Agents note. Kingfisher Close is a small private development which has a residents management charge for the upkeep of the road and communal garden areas of £480.00 per annum.

- Close to Broxbourne Station
  - Garage and Carport
  - En suite to Principle Bedroom
- High Specification Throughout
  - Riverside Position
  - Superb Kitchen/ Dining Room
- Excellent Accommodation
  - Four Bedrooms
  - Private Road



Entrance Door

Reception Hall  
21'2" > 10'0" x 6'5"

Modern Cloakroom

Kitchen/ Dining/ Family Room  
16'5" x 12'2"

First Floor Landing

Living Room  
16'7" x 12'2"

Bedroom Two  
13'7" x 9'6"

Bedroom Three  
10'0" x 6'9"

Modern Family Bathroom  
7'1" x 6'3"

Second Floor Landing

Principal Bedroom  
14'5" + wds x 10'7"

Balcony  
17'0" x 3'6"

En-Suite Shower Room  
9'5" x 4'10"

Bedroom 4/ Dressing Room  
13'6" x 8'1"

Outside

Parking Space

Garage  
17'4" x 9'3"

Small Garden

Agents Note





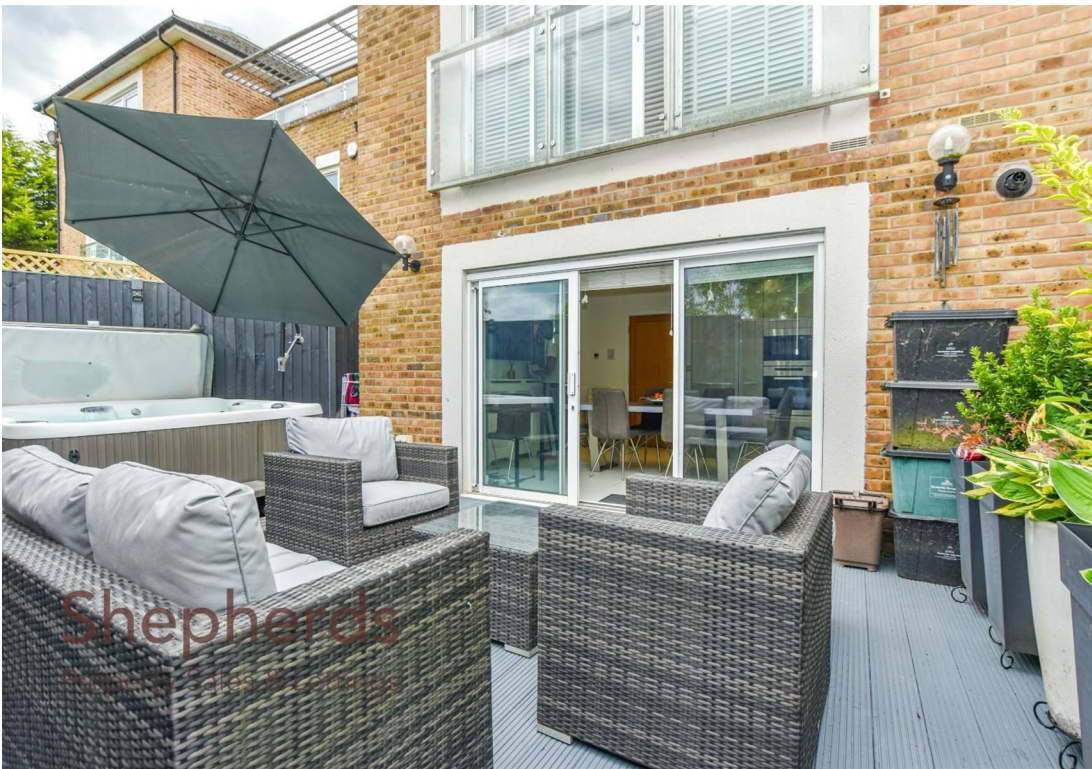
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**Tenure :** Freehold  
**Council:** Broxbourne Borough Council  
**Tax Band:** F



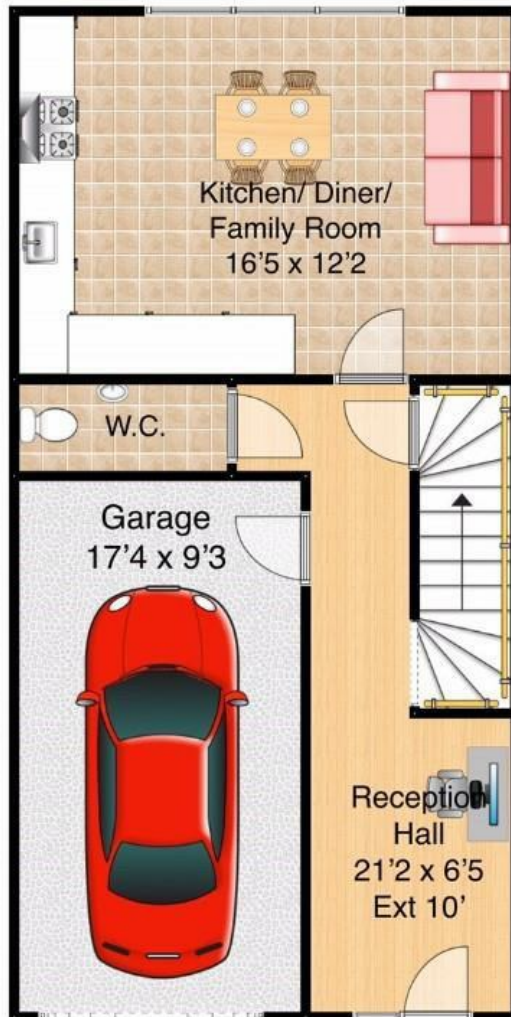




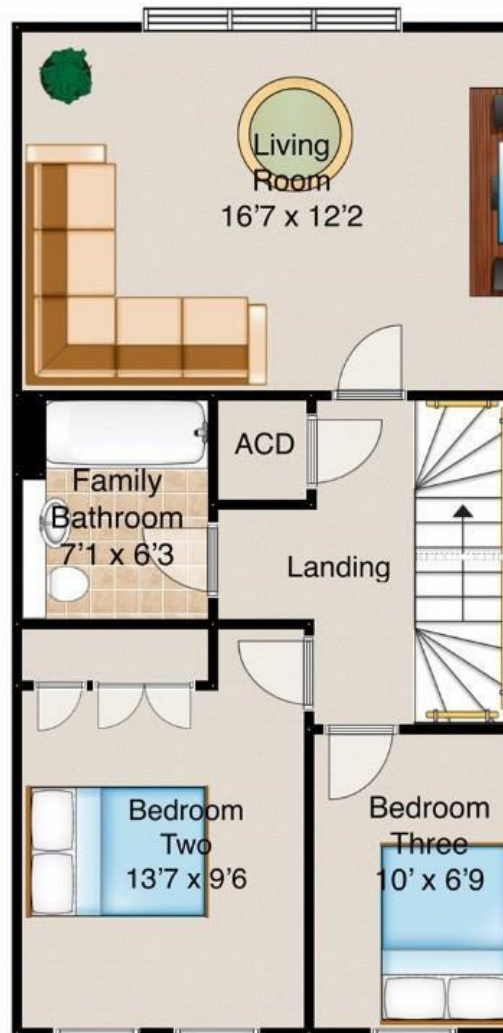


## Kingfisher Close Broxbourne

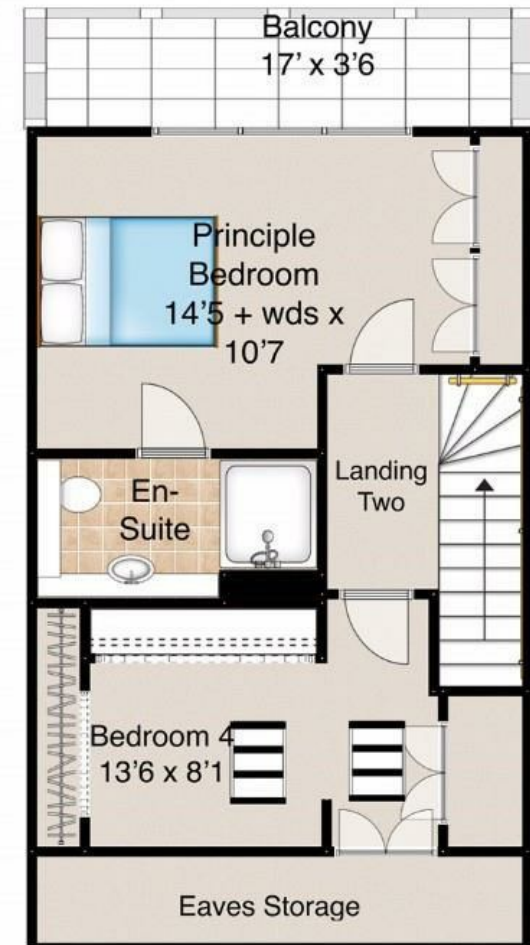
Ground Floor



First Floor



Second Floor



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. 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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## CHESHUNT

1 High Street, Cheshunt EN8 0BY

Sales: 01992 637351  
Lettings: 01992 640824

[cheshunt@shepherdsestates.co.uk](mailto:cheshunt@shepherdsestates.co.uk)

## HODDESDON

37 High Street, Hoddesdon EN11 8TA

Sales: 01992 440044  
Lettings: 01992 449501

[enquiries@shepherdsestates.co.uk](mailto:enquiries@shepherdsestates.co.uk)

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