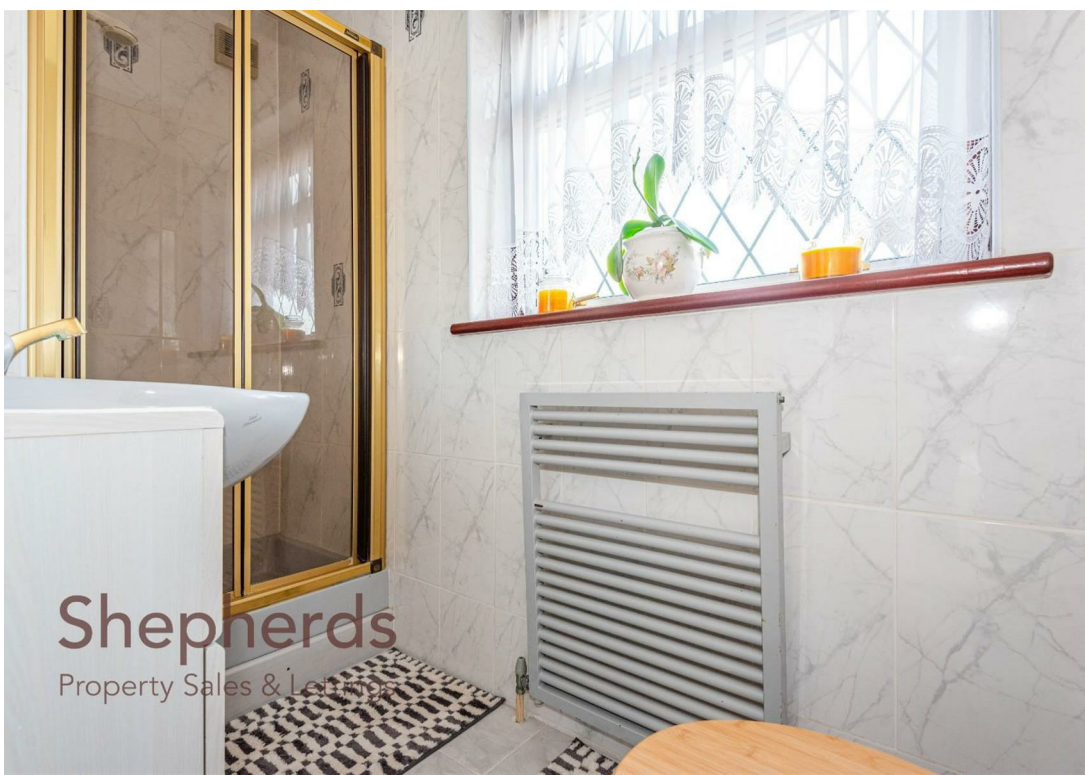




**Shepherds**  
Property Sales & Lettings

The Oval | Broxbourne | EN10 6DQ | £615,000











# The Oval | Broxbourne | EN10 6DQ

Nestled in the desirable location of The Oval, Broxbourne, this charming detached house, built in 1978, offers a perfect blend of comfort and potential. Spanning an impressive 1,374 square feet, this property is situated in a tranquil cul-de-sac, making it an ideal family home.

Upon entering, you are greeted by a welcoming entrance hall that leads to a spacious living room , perfect for entertaining guests or enjoying family meals. The well-appointed kitchen/ breakfast room provides ample space for culinary pursuits and connects seamlessly to the rest of the home. The ground floor also features a large cloak/shower room, enhancing convenience for family and visitors alike.

The first floor boasts four generously sized bedrooms, providing plenty of room for relaxation and personal space. The family bathroom is well-equipped to cater to the needs of a busy household. Outside, the property is complemented by a front garden and a driveway that accommodates up to three vehicles, along with a single garage for additional storage or parking.

The extensive south-facing rear garden is a delightful feature, offering a sunny retreat for outdoor activities, gardening, or simply enjoying the fresh air. There is a shed and greenhouse together with a large patio area. The overall plot is around 0.17 of an acre.

In summary, this four-bedroom detached house offers an excellent opportunity for families seeking a spacious and versatile home in a sought-after location. With its appealing features and potential for growth, it is a property not to be missed.

- Detached House
  - 2 Bathrooms
  - Gas Central Heating
  - Garage & Driveway
- Large South Facing Garden
  - Kitchen/ Breakfast Rooms
  - Double Glazing
- 4 Bedrooms
  - Excellent Extension Potential
  - Cul De Sac Location



|                         |                         |
|-------------------------|-------------------------|
| Entrance Door           | Bedroom One             |
| Porch                   | 13'11 x 12'2 inc wds    |
| Hallway                 | Bathroom                |
| 12'9 x 8'10 inc stairs  | 7'10 x 6'3              |
| Shower/Cloakroom        | Bedroom Two             |
| Living Room             | 12'6 x 11'4             |
| 16'9 x 12'9             | Bedroom Three           |
| Dining Room             | 10'1 x 8'               |
| 11'8 x 10'8             | Bedroom Four            |
| Kitchen/ Breakfast Room | 11'4 x 9'5 max          |
| 12'6 x 11'2             | Front Garden & Driveway |
| Landing                 | Garage                  |
|                         | 18'8 x 8'8              |
|                         | South Facing Garden     |





**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 :**  
**Council:**  
**Tax Band:**

**Freehold**  
**Broxbourne**  
**F**

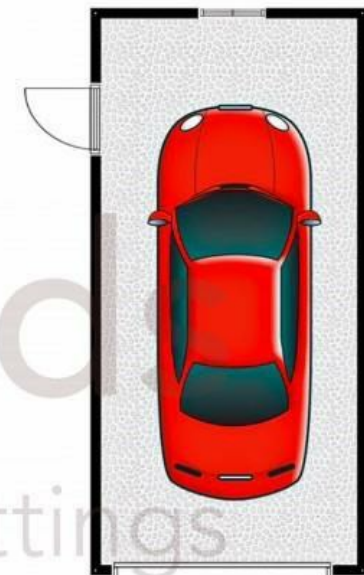
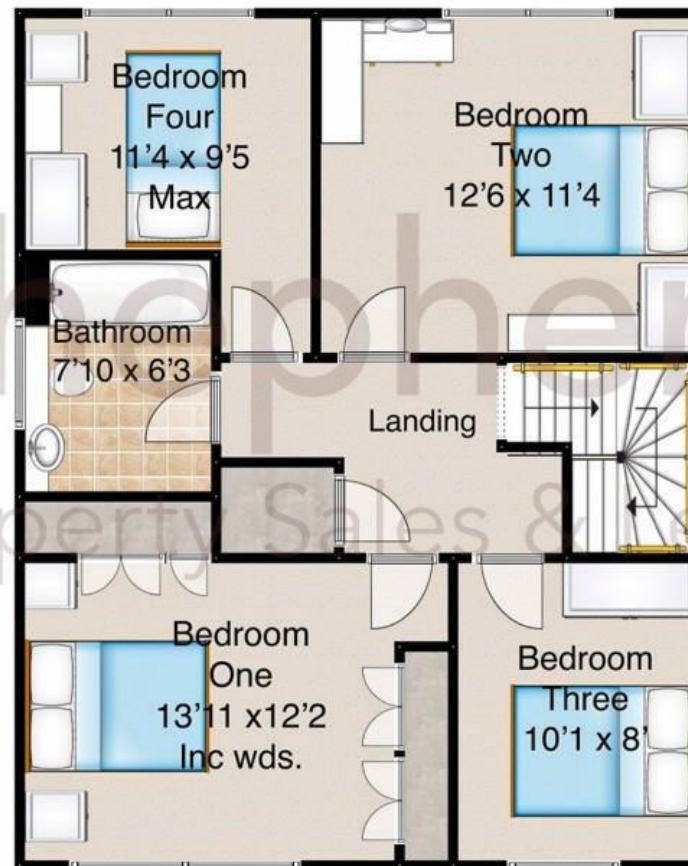
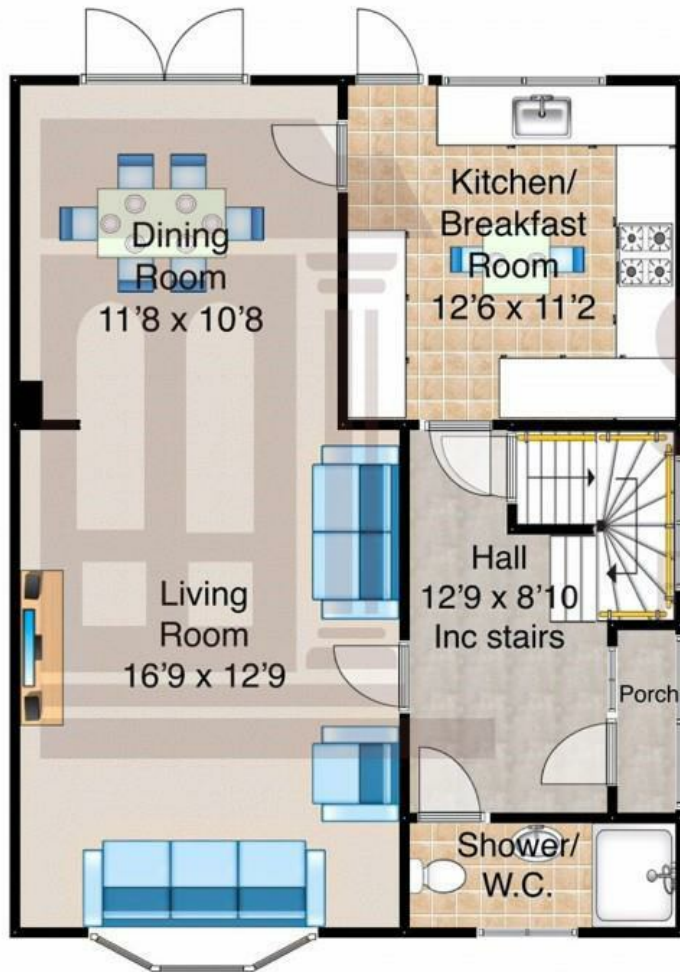








# The Oval Turnford, Broxbourne



Garage  
18'8 x 8'8

Total Approximate sq ft  
For house & garage  
1374

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.





**Shepherd's**  
Property Sales & Lettings

## 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)

**FINE & COUNTRY**

