



Shepherds

Property Sales & Lettings



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Old Nazeing Road | Broxbourne | EN10 6RW | Offers Over £850,000





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Nestled on the desirable Old Nazeing Road in Broxbourne, this stunning detached family home, built in 1997, offers a perfect blend of comfort and convenience. Spanning an impressive 1,761 square feet (inc outbuildings), the property features four spacious double bedrooms and two well-appointed bathrooms, making it ideal for family living.

Upon entering, you are greeted by two inviting reception rooms that provide ample space for relaxation and entertaining and a study. The heart of the home is the recently fitted kitchen / breakfast room, which is both stylish and functional, perfect for family meals or hosting friends. with an additional laundry room.

The exterior of the property is equally impressive, boasting a generous 50-foot block-paved driveway that accommodates up to six vehicles, ensuring parking is never a concern. The meticulously maintained 130-foot south-facing rear garden is a true highlight, featuring a summer house, a garden shed, and a versatile brick-built outbuilding, offering endless possibilities for use.

Situated in a tranquil area surrounded by the picturesque Lea Valley Nature Reserve, this home provides a serene, semi-rural atmosphere while remaining conveniently close to Broxbourne British Rail Station. The station offers fast and frequent services to London Liverpool Street, Stansted Airport, and Cambridge, making it an excellent choice for commuters.

The Lea Valley is renowned for its leisure and sporting opportunities, with numerous country and riverside walks, complemented by charming pubs along the way. Additionally, Broxbourne town centre is just a short distance away, providing a variety of shops to meet everyday needs.

- Individual Detached House
 - Gas Central Heating
 - Modern Kitchen/ Breakfast Room
 - Walking Distance of Station
- 4 Good Bedrooms
 - Large South Facing Garden
 - Laundry Room
- 3 Reception Rooms
 - 2 Outbuildings
 - 2 Bathrooms & A Cloakroom



| | |
|-------------------------|--------------------------------|
| Entrance Door | Bedroom Two |
| Entrance Hall | 12' x 9'10 |
| 25' x 4'11 | Family Bathroom |
| Cloakroom | 7'6 x 5'9 |
| Living/Dining Room | Bedroom Three |
| 21'10 x 13'1 | 12'8 x 8'3 |
| Family Room | Bedroom Four |
| 15'3 x 7'10 | 10'8 x 8'9 |
| Study | Exterior |
| 8'9 x 7'6 | Large Front Driveway & Garden |
| Kitchen/ Breakfast Room | South Facing Rear Garden 130ft |
| 15'10 x 9'1 | Shed |
| Laundry Room | 9'7 x 4'1 |
| 7'6 x 5'9 | Summer House/ Gym |
| First Floor | 11'4 x 9'7 |
| Bedroom One | Detached Workshop |
| 12'8 x 12'3 inc wds | 14'2 x 7'10 |
| En-Suite Shower Room | |



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Tenure :
Council:
Tax Band:
Freehold
Epping Forest
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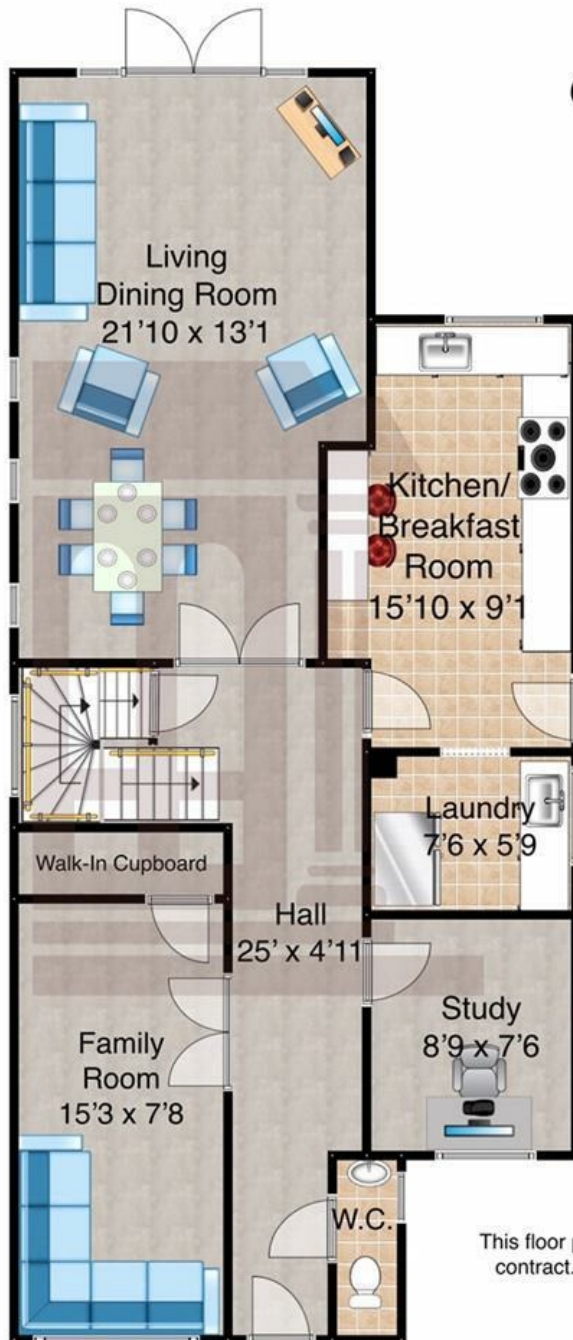
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Old Nazeing Road Broxbourne



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