



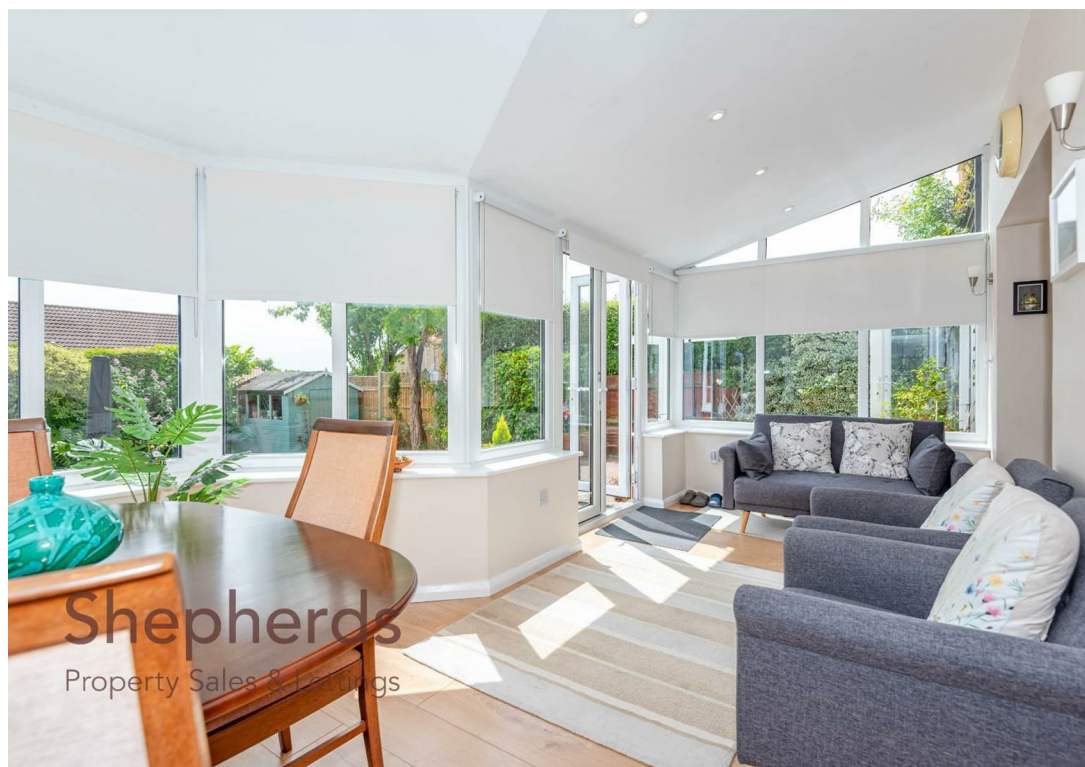
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Borrell Close | Broxbourne | EN10 7RD | £764,995









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## Borrell Close | Broxbourne | EN10 7RD

Nestled in the tranquil cul-de-sac of Borrell Close, Broxbourne, this immaculate detached house presents an exceptional opportunity for families seeking both comfort and convenience. Boasting four spacious bedrooms, this property is designed to cater to modern living while providing a serene retreat from the hustle and bustle of daily life.

Upon entering, you are welcomed by a generous 22'9 lounge, perfect for relaxation and entertaining guests. The heart of the home is undoubtedly the 17'3 kitchen/breakfast room, which offers ample space for culinary creativity and family gatherings. Adjoining this area is an inviting 17'10 conservatory, allowing natural light to flood the space and providing a delightful view of the lovely private garden.

The property also features two well-appointed bathrooms, a cloakroom, and a utility room, ensuring practicality for everyday living. An integral garage adds to the convenience, providing secure parking and additional storage options.

Situated just a short stroll from local shops, a doctor's surgery, and Broxbourne Station, this home is ideally located for those commuting to the City, with fast and efficient transport links readily available.

This superb property is highly recommended for those seeking a family home in a desirable area. With its immaculate presentation and convenient location, it is sure to attract considerable interest. Do not miss the chance to make this wonderful house your new home.

Services Connected: Mains gas, electric, water and sewage. The property has not flooded in the last five years.



- Extended Detached House
- 2 Bathrooms & Cloakroom
- Orangery/ Conservatory
- Kitchen/ Breakfast Room
- UPVC Double Glazing
- 4 Good Bedrooms
- Large Living Room
- Garage & Driveway
- Gas Central Heating
- Walking Distance of Station





**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 Borough  
F





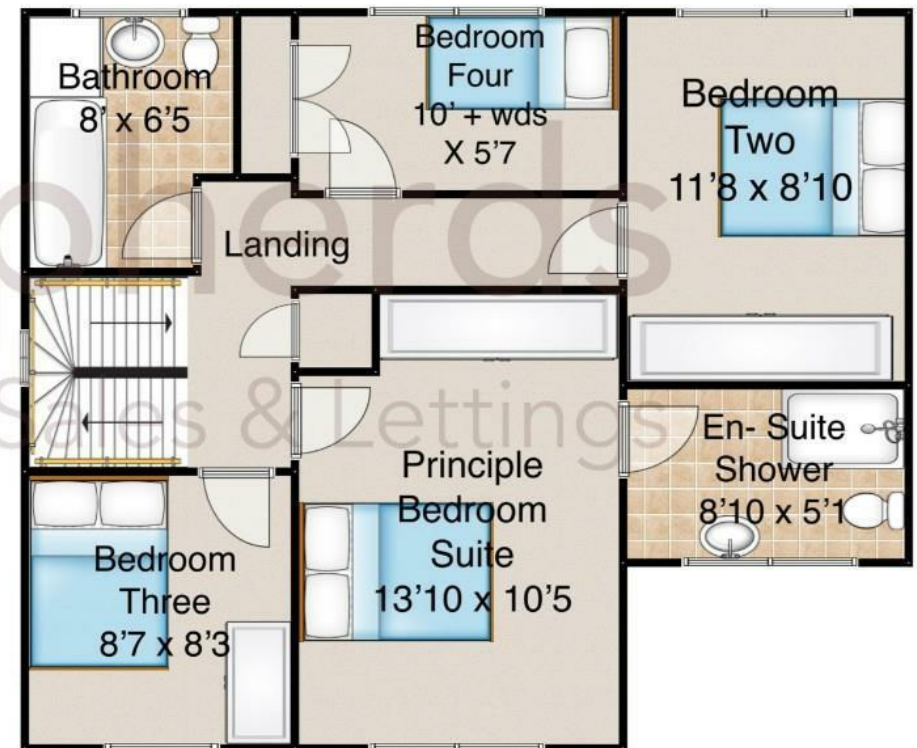


Entrance Porch	En-Suite Shower
Living Room 22'9 x 10'7	8'10 x 5'1
Orangery/ Conservatory 17'10 x 10'	Bedroom Two 11'8 x 8'10
Kitchen/ Breakfast Room 17'3 x 8'11	Bedroom Three 8'7 x 8'3
Utility Room 7'10 x 6'1	Family Bathroom 8' x 6'5
Cloakroom	Bedroom Four 10' + wds x 5'7
Landing	Exterior
Principle Bedroom Suite 13'10 x 10'2	Driveway & Garden
	Garage
	Rear Garden & Patio



## Borrell Close Broxbourne

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. This 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

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Lettings: 01992 640824

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## HODDESDON

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Sales: 01992 440044

Lettings: 01992 449501

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