

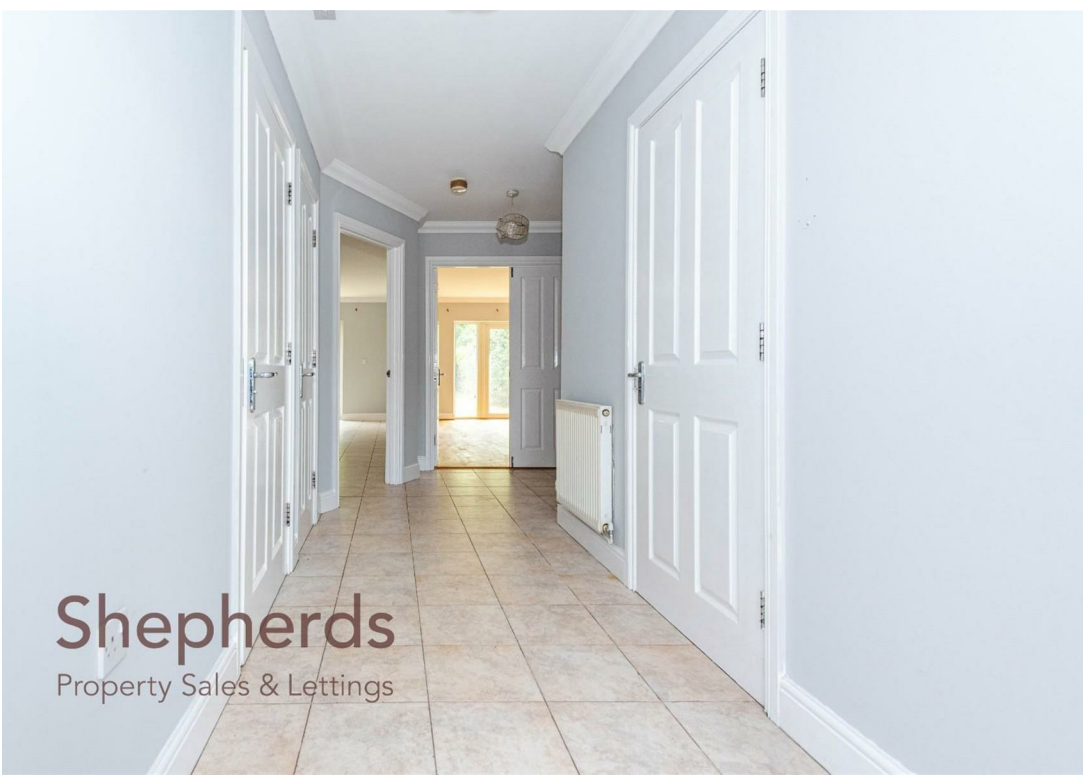


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The Mead | Broxbourne | EN10 6SS | Price Guide £850,000



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Guide Price £850,000- £875,000. We are delighted to present this impressive five-bedroom detached family home located on The Mead, Nazeing New Road, in the sought-after area of Broxbourne on the Hertfordshire /Essex borders. Built in 2006, this substantial property boasts approximately 2,469 square feet of well-designed living space, making it an ideal choice for families seeking comfort and convenience and is arranged over three floors.

Upon entering, you will find three spacious reception rooms, including a generous open-plan kitchen /breakfast/dining room, perfect for entertaining and family gatherings. The home features five well-proportioned bedrooms, two of which benefit from en-suite bathrooms, alongside a family bathroom and a convenient downstairs WC. Additionally, a study provides a quiet space for work or study. The utility room provides an ideal space hide the washing when you get a surprise visitor.

The property is presented in excellent condition, ensuring that you can move in with ease. Outside, the lovely secluded rear garden offers a tranquil retreat, while the driveway provides off-street parking for up to four vehicles, complemented by a large integral garage for added convenience.

Situated within walking distance of Broxbourne train station, this home is well-connected to local schools and various transport links, making it an ideal location for families and commuters alike. This chain-free property is a rare find in a popular area, and we highly recommend an early viewing to fully appreciate all that it has to offer.

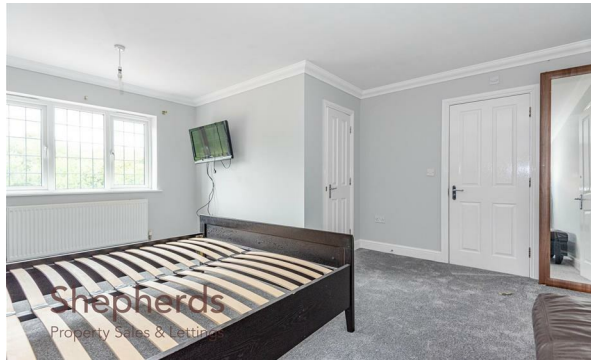
Broxbourne station provides a fast service into London's Liverpool Street Station. At peak times you can get to Liverpool Street in 25 minutes or head North to Stanstead Airport, Harlow and Cambridge. There is a service to Hertford East and Ware as well.

The property is connected to mains gas,electric,water and sewage. There is gas fired central heating via a recently installed boiler with a 10 year guarantee.

- Modern Detached House
 - Large Kitchen/ Dining Room
- 3 Reception Rooms
 - Gas Central Heating
- 5 Bedrooms (4 Doubles)
 - Garage & Large Driveway
- 3 Bathrooms (2 En-Suites)
 - Chain Free Sale
- Cloakroom & Utility Room



Entrance Door	First Floor	Second Floor Landing
Reception Hallway	19'2 x 12'4	Bedroom Suite Two
20'5 x 5'1 min	Principle Bedroom Suite	13'6 x 13'5 inc wardrobes
Cloakroom/ W.C	16'2 x 14'3	En-Suite Shower Room
Study	En-Suite Shower	Bedroom Five
9'11 x 8'1	8'6 x 4'7	13'11 x 7'9 max
Living Room	Walk in Wardrobe	Walk in Storage Cupboard
18'1 x 13'	15'4 x 3'8	17' x 4'11
Kitchen/Dining / Breakfast Room	Bedroom Three	External
24'4 x 12'3	15'6 x 13'1	Large Front Driveway
Utility Room	Bath/Shower Room	Garage
8'2 x 5'2	15'4 x 6'3	16' x 9'10
	Bedroom Four	Large Rear Garden
	15'5 x 12'4	



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.

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Tenure: Freehold
Council: Epping Forest Council
Tax Band: F







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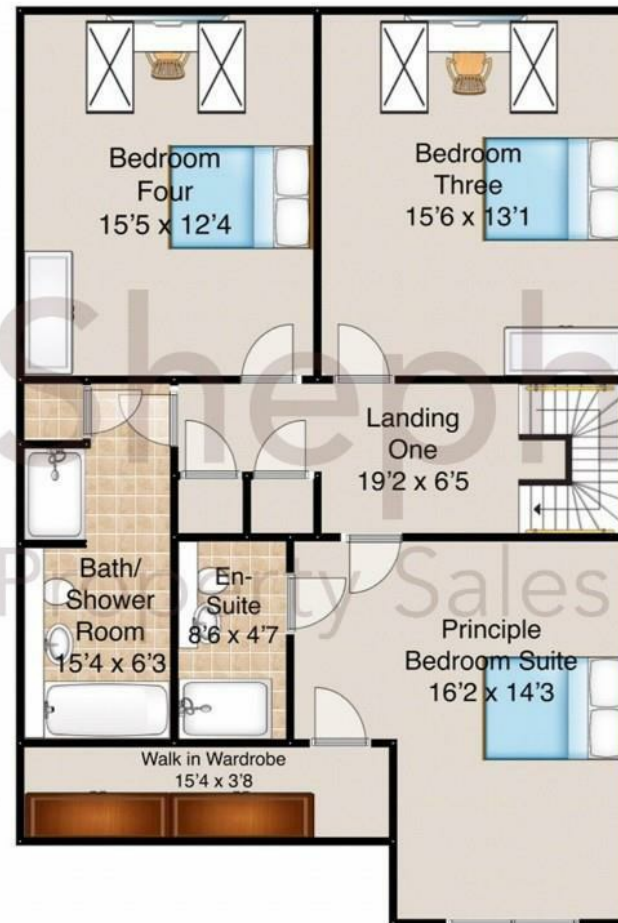


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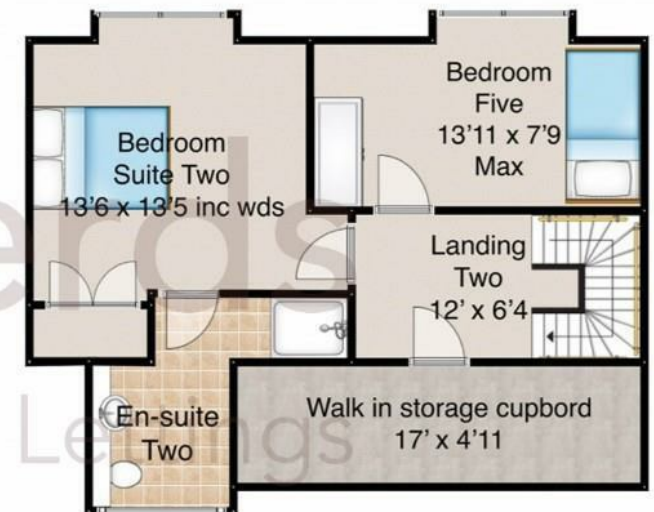


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The Mead, Nazeing New Road, Broxbourne



Denotes skylight/velux window



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