













## Mckenzie Road | Broxbourne | EN10 7JH

Nestled on the charming Mckenzie Road in Broxbourne, this delightful semi-detached house, built in 1932, offers a perfect blend of character and modern living. Spanning an impressive 1,522 square feet (including outbuildings), the property boasts three well-proportioned reception rooms, providing ample space for both relaxation and entertaining.

Upon entering, you are greeted by an inviting open porch leading to a spacious reception hall. The living room is a warm and welcoming space, ideal for family gatherings. Adjacent to this is the dining room, perfect for hosting dinner parties. The morning room/ Amdega conservatory, at 14'6" x 12'6", features underfloor heating, ensuring comfort throughout the year.

The kitchen, though compact at 9' x 7'10", is functional and includes a pantry cupboard for additional storage. The first floor comprises three bedrooms, with the principal bedroom being particularly spacious. The second bedroom is a generous 12' x 11'5", while the third bedroom, measuring 8'3" x 7'6", is perfect for a child or as a study. The bath/shower room is conveniently located on this floor, measuring 9'1" x 8'2".

Externally, the property features a stunning rear garden, ideal for outdoor activities and relaxation. A summer house provides a charming retreat, while the detached garage and workshop/shed offer ample storage and workspace. The front driveway accommodates parking for one vehicle, with an additional rear parking space for one car.

This property is a wonderful opportunity for families seeking a home with character, space, and a beautiful garden in a desirable location.

McKenzie Road is ideally situated within a short walk of Broxbourne Station that serves London's Liverpool Street. The morning commute may only take 25minutes at peak times. This area is also very popular due to the local schools that includes Broxbourne Senior School and a plethora of Infant schools.

Mains Gas, Electric, water and drainage.











- 1930s Character Semi
- 3 Reception Rooms
- Large Bath/Shower Room
- Garage & Workshop
- Gas Central Heating

- 3 Good Bedrooms
- Kitchen
- Amdega Conservatory
- Chain Free Sale
- Parking for 2 Additional Cars







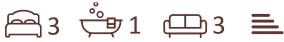


Shepherds

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Tenure:

Freehold Council: **Broxbourne Borough Council** 

Tax Band: Ε







Open Porch

**Reception Hall** 

14'6 x 7'6

Living Room

15'4 x 12'1

**Dining Room** 

11'11 x 11'7

Morning Room/ Amdega Conservatory

14'6 x 12'6

Kitchen

9' x 7'10

Pantry Cupboard

First Floor Landing

8'2 x 7'5

Bedroom One

15'10 x 11'5

Bedroom Two

12' x 11'5

Bath/ Shower Room

9'1 x 8'2

Bedroom Three

8'3 x 7'6

Exterior

Front Driveway

Stunning Rear Garden

Summer House

7' x 5'10

Garage

18'6 x 9'5

Workshop /Shed

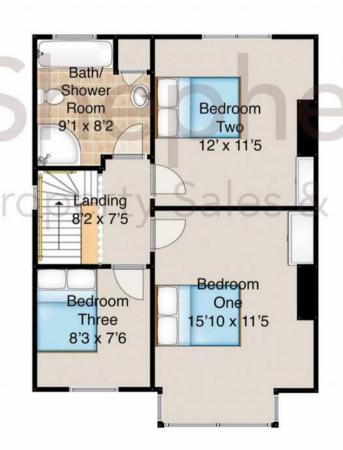
18'4 x 6'5

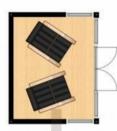
Rear Parking Space for 1 Car

## Morning Room/ Conservatory 14'6 x 12'6 Pantry Kitchen 9' x 7'10 Dining Room 11'11 x 11'7 Living Room Reception 15'4 x 12'1 Hall 14'6 x 7'6 Porch

## McKenzie Road Broxbourne

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Summer House 7' x 5'10











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