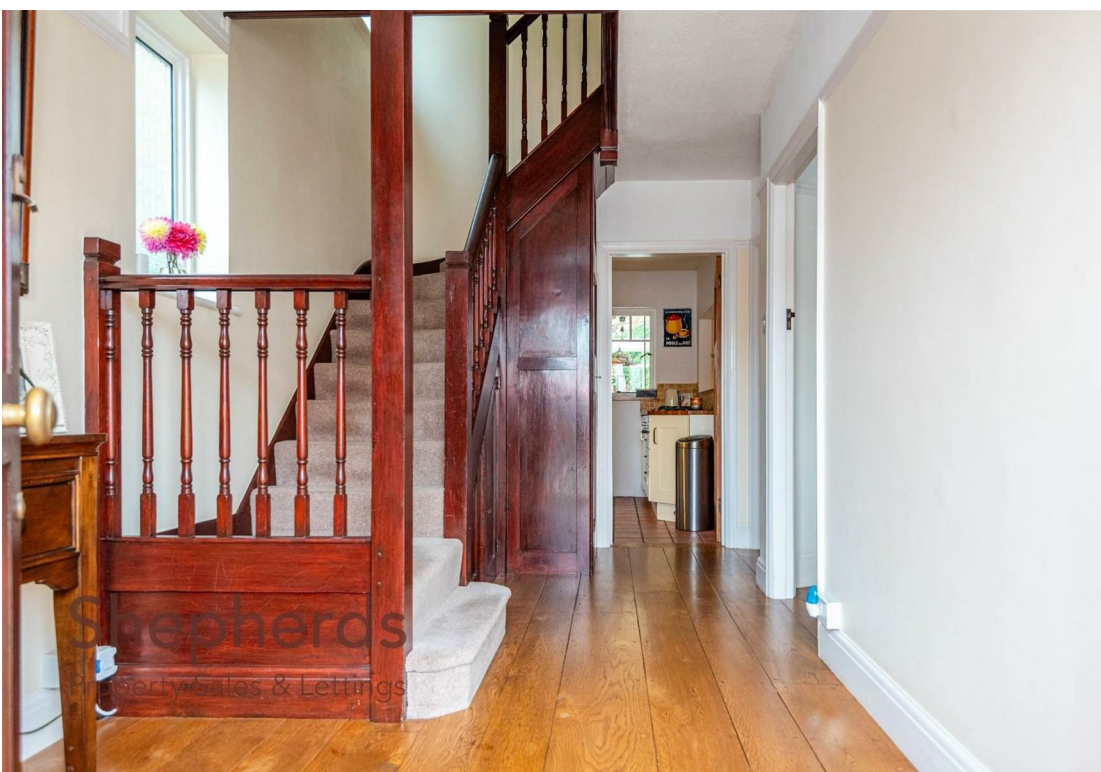


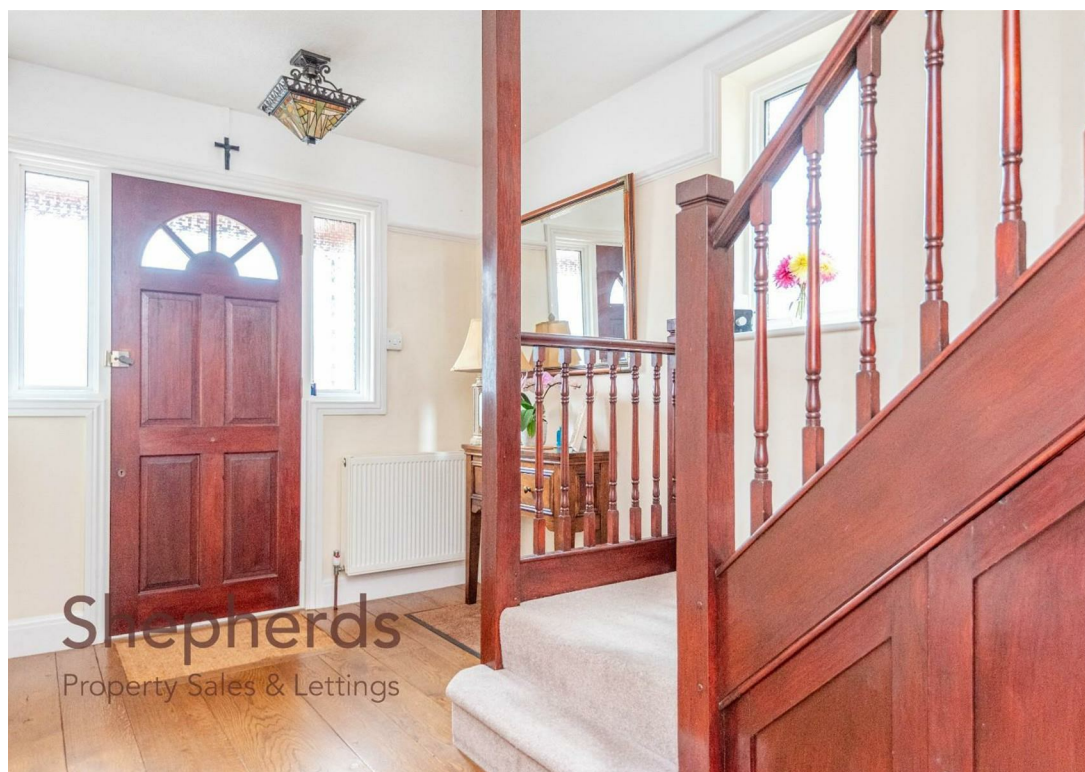


Shepherds
Property Sales & Lettings

Mckenzie Road | Broxbourne | EN10 7JH | £685,000



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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.

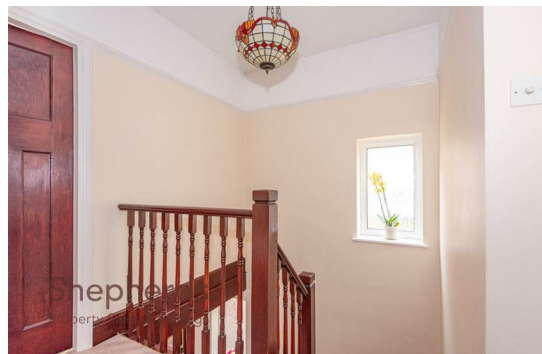
The kitchen, though compact at 9' x 7'10", is functional and includes a pantry cupboard for additional storage. The first floor comprises three bedrooms, with the principal bedroom being particularly spacious. The second bedroom is a generous 12' x 11'5", while the third bedroom, measuring 8'3" x 7'6", 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



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:

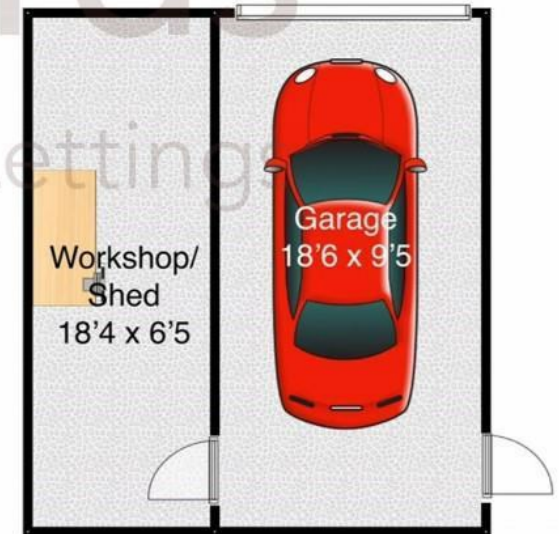
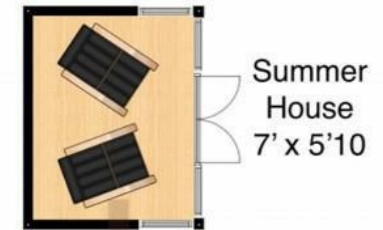
Freehold
Broxbourne Borough Council
E



Open Porch	Bedroom Two
Reception Hall	12' x 11'5
14'6 x 7'6	Bath/ Shower Room
Living Room	9'1 x 8'2
15'4 x 12'1	Bedroom Three
Dining Room	8'3 x 7'6
11'11 x 11'7	Exterior
Morning Room/ Amdega Conservatory	Front Driveway
14'6 x 12'6	Stunning Rear Garden
Kitchen	Summer House
9' x 7'10	7' x 5'10
Pantry Cupboard	Garage
First Floor Landing	18'6 x 9'5
8'2 x 7'5	Workshop /Shed
Bedroom One	18'4 x 6'5
15'10 x 11'5	Rear Parking Space for 1 Car

McKenzie Road Broxbourne

This floor plan is for guidance only and may not be accurate. Shepherds Estate Agents 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.





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