



Shepherds
Property Sales & Lettings

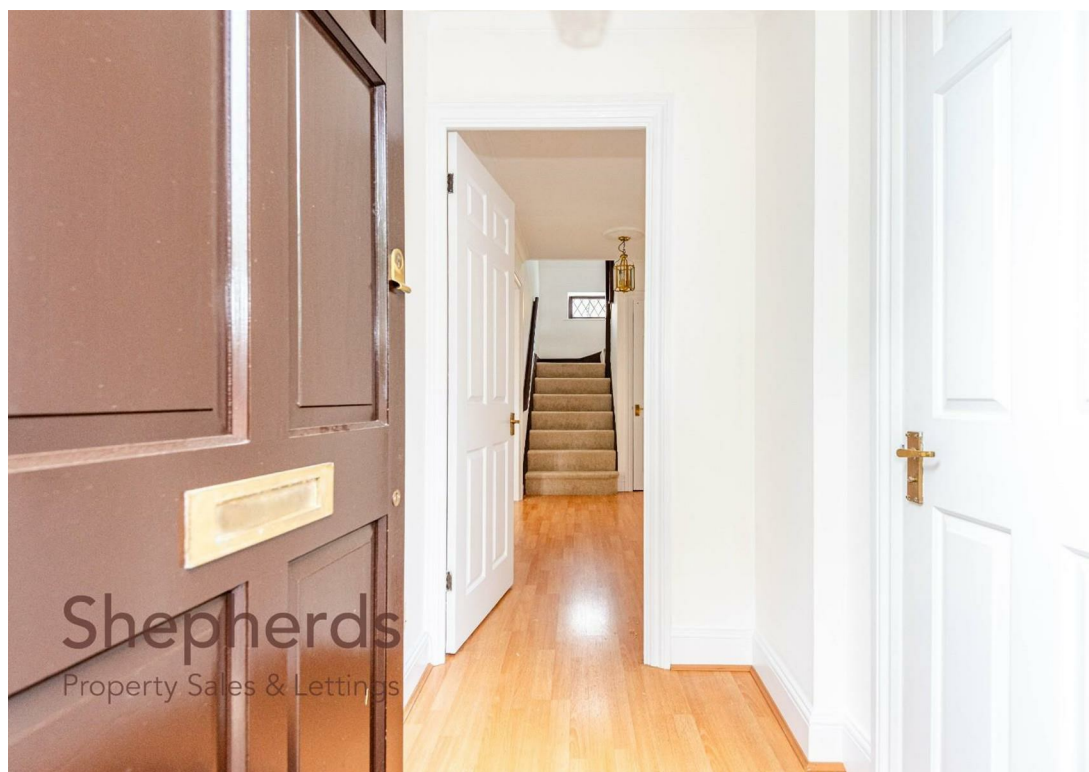


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Badgers Croft | Broxbourne | EN10 7ED | £649,995



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Badgers Croft | Broxbourne | EN10 7ED

Nestled in a pleasant cul de sac position within the highly regarded Badgers Croft Broxbourne, this charming Four Bedroom Detached House presents an excellent opportunity to move into a well proportioned home. The property benefits from an entrance lobby, cloakroom, inner hall, living room, dining room and a kitchen, four bedrooms and family bathroom.

The property is conveniently located near the sought after Broxbourne School, making it an ideal choice for families with children.

The sought-after location offers a blend of convenience and accessibility being within a short distance of local shops, well tended park, riverside cafe and leisure facilities at Mill Meadows, and miles of walks and cycle trails along the River Lea and Lea valley Park

Well-connected to local amenities and transport links: Broxbourne Station is convenient offering frequent speedy services into London Liverpool Street or Stratford international via Tottenham Hale and its Victoria Line underground links into the city.

There is an integral garage plus own drive offering further parking for two cars, and there is an extra room behind the garage that could be a garden room, gym or workshop, this home caters to the needs of modern living.

The property is chain free. Additionally, there is potential for further improvement and extension, enabling new owners to personalise the space to their taste and requirements.

*Mains Gas * Mains electricity *Mains drainage* Mains Water*



- Early Chain Free Sale
- Spacious Living Room
- Garage & Workshop
- South Facing Garden
- Close To Broxbourne School
- 4 Bed Detached Home
- Great Further Potential
- Downstairs W/C
- Popular Location



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: Broxbourne Borough
Tax Band: G





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Entrance Porch

Entrance Hall

14'6 x 6'3 max

Cloakroom

Living Room

20' x 10'6

Dining Room

11'11 x 7'8

Kitchen

9'10 x 7'10

Landing

Bedroom One

10'1 x 10'5

Bedroom Two

10'1 x 9'4

Bedroom Three

8'5 x 7'9

Bedroom Four

9'4 x 7'9

Bathroom

6'4 x 6'2

Exterior

Front Garden

Garden Room/ Workshop/Gym

15'4 x 8'1

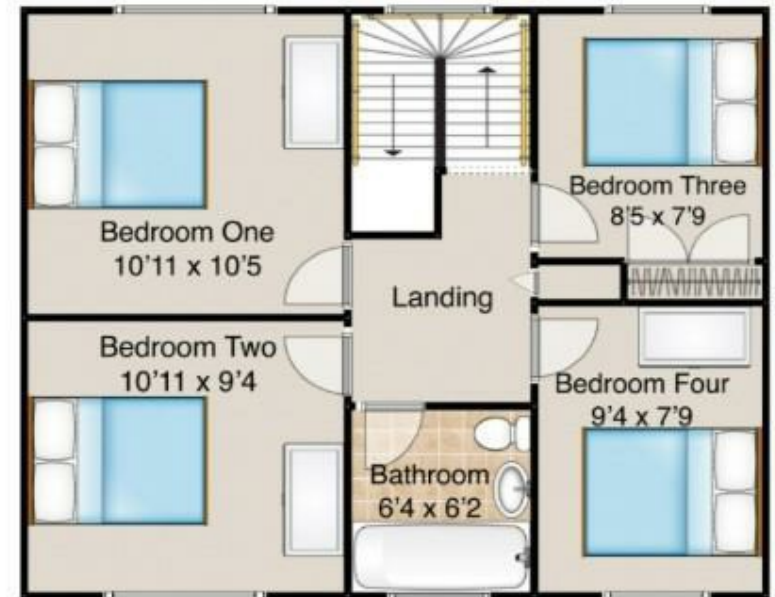
Garage integral

16'5 x 8' 3

Own Drive With Parking For 2 Cars

South facing Rear Garden

Badgers Croft, 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. 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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