



Shepherds

Property Sales & Lettings



Shepherds

Property Sales & Lettings

Long Grove Close | Broxbourne | EN10 7NP | £865,000





Shepherds

Property Sales & Lettings

Long Grove Close | Broxbourne | EN10 7NP

Nestled in the serene Long Grove Close, Broxbourne, this stunning detached house offers a perfect blend of modern luxury and comfortable living. Built in 2001, this property spans an impressive 1,767 (approx.) square feet and boasts a recent large extension that has transformed the home into a remarkable space, ideal for both family life and entertaining.

Upon entering, you are greeted by a wonderful entrance hallway that leads to two elegantly designed reception rooms. The heart of the home is undoubtedly the expansive luxury appointed kitchen/breakfast/family room, which is nothing short of state-of-the-art. This remarkable area features a substantial kitchen island and is equipped with high-end Miele appliances throughout. The automatic skylight, complete with rain sensors, allows natural light to flood the room, creating a warm and inviting atmosphere. Additionally, a utility room and a separate W.C., both with skylights, enhance the practicality of this exquisite home.

The first floor comprises four generous bedrooms, including a principle suite with an en-suite shower room, alongside a well-appointed family bathroom. The property also benefits from off-street parking for two vehicles and a single integral garage, ensuring convenience for residents and guests alike.

The rear garden offers a private retreat, perfect for outdoor dining and recreation, while the location on the edge of the Green Belt provides a picturesque backdrop of stunning English countryside. Despite its tranquil setting, the property enjoys easy access to local shops, Broxbourne main line train station, and the A10, making it an ideal choice for those seeking both peace and connectivity.

This exceptional home is a rare find and is sure to impress anyone looking for a blend of luxury, space, and convenience in a beautiful setting. The property

- Extended Detached house
- 4 Bedrooms 2 Bathrooms
- 3 Reception Rooms
- Stunning Kitchen/Family Room
- Garage and Driveway
- Gas Central Heating
- Under Floor Heating G/F
- Large Utility Room
- Front and Rear Gardens
- Close to Open Countryside



Entrance Door	En-Suite
Hallway	9'3 x 6'4
14'5 x 6'5	Bedroom Suite Two
Living/ Dining room	12'9 x 8'10 +wds
28'7 x 10'9	Bedroom Three
Sitting/ Games Room	10'10 x 10'10 +wds
16'11 x 8'3	Family Bathroom
Kitchen/ Breakfast/ Family Room	8'10 x 7'3 max
21'6 x 16'7	Bedroom Four
Utility Room	7'7 x 7'5
12'2 x 7'7	Exterior
Cloakroom	Front Driveway
7'8 x 4'2	Garage
Landing	16'6 x 8'8
11'9 x 9'6	Rear Garden
Bedroom Suite One	
10'10 x 10'10 + wds	



Shepherds
Property Sales & Lettings



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 : Freehold
Council: Broxbourne Council
Tax Band: F



Shepherds
Property Sales & Lettings



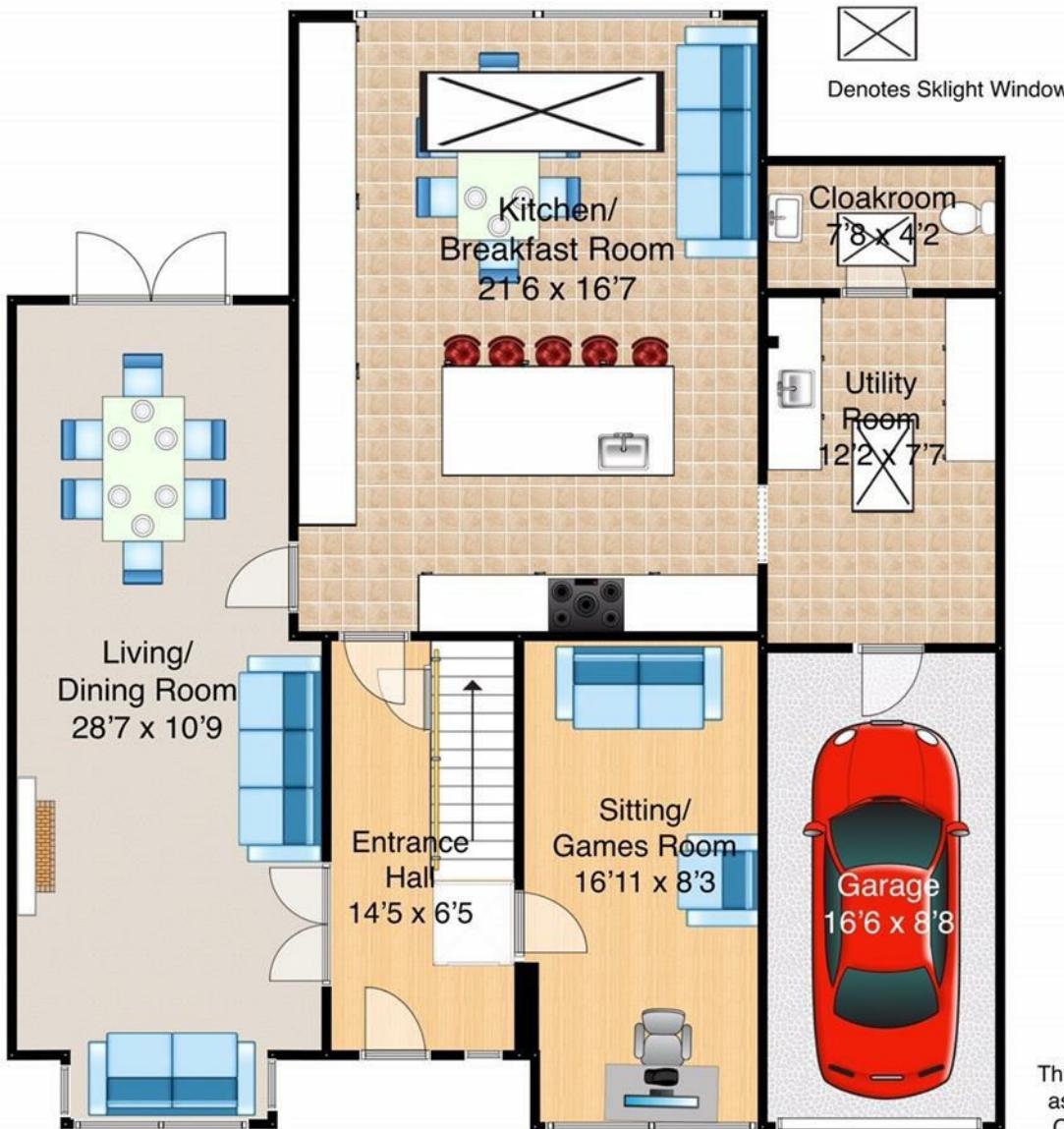
Shepherds
Property Sales & Lettings



Shepherds
Property Sales & Lettings

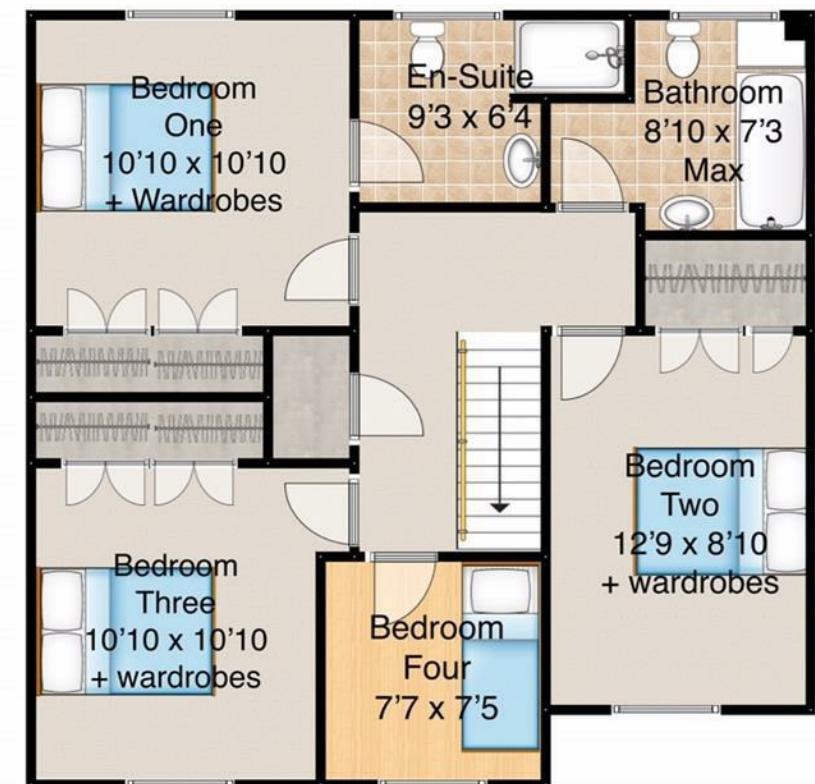


Shepherds
Property Sales & Lettings



Long Grove Close, Broxbourne

Total Approx. Sq Ft inc Garage 1767



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



FINE & COUNTRY

THE GUILD
PROPERTY
PROFESSIONALS



CHESHUNT

1 High Street, Cheshunt EN8 0BY

Sales: 01992 637351

Lettings: 01992 640824

cheshunt@shepherdsestates.co.uk

HODDESDON

37 High Street, Hoddesdon EN11 8TA

Sales: 01992 440044

Lettings: 01992 449501

enquiries@shepherdsestates.co.uk

